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Save the environment - think before you print.

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 07 August 2020 12:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: FW: A/77/20/DOC

Pls. upload

Andrew Wood MRTPI
Senior Planning Officer, Planning Department

T: 01903 737768
E: andrew.wood@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: TL Homes [REDACTED]
Sent: 07 August 2020 12:36
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: Fwd: FW: A/77/20/DOC

Good afternoon Mr wood

please see below details regarding condition 8 & 9

----- Forwarded message -----

From: **TL Homes** [REDACTED]
Date: Tue, Aug 4, 2020 at 4:56 PM
Subject: Fwd: FW: A/77/20/DOC
To: Andrew Wood <andrew.wood@arun.gov.uk>

Good afternoon Mr Wood,

Please see details below regarding condition 8 & 9

Kind regards
Jennen Kinchington

----- Forwarded message -----

From: **Stuart Magowan** [REDACTED]
Date: Tue, Aug 4, 2020 at 1:02 PM
Subject: RE: FW: A/77/20/DOC

[REDACTED]

Hi Laura

Thanks for the comments below, I attach drawing 501A which we have included the fin drain construction detail on to the permeable block detail as requested and updated the level information to the hydrobrake Construction Detail. The invert has been updated to 8.448 to reflect the layout design. Drawing 101 remain unchanged but I have attached for ease of reference

The design head on the calculations is set at 950mm to prove the system before the hydrobrake manhole will overtop.

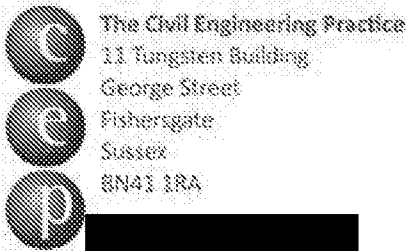
I trust this meets with your approval but if I can be of any further assistance please do not hesitate to contact me.

Regards

Stuart

Stuart Magowan

[REDACTED]



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From: Laura Gibbons [REDACTED]

Sent: 04 August 2020 10:42

[REDACTED]

Subject: Re: FW: A/77/20/DOC

Hi Stuart,

Many thanks for this, Sarah and I have now reviewed the information you have provided. This has closed out the majority of our original points. There are two points which require resolving:

1. The construction detail for the hydrobrake has some inconsistencies, specifically invert level and design head. Please correct.
2. Please can you also provide a construction detail drawing for the Fin Drain.

Kind regards,

On Thu, 30 Jul 2020 at 15:46, Stuart Magowan [REDACTED] wrote:

Hi Laura and Sarah

I have been passed you emails below relating to the submission on this project to Discharge Conditions 8 and 9 and have been commissioned to provide the detailed design and modelling required.

I therefore attach drawings 101 and 501 detailing the proposed drainage scheme for the site together with an impermeable areas model and the Flow+ modelling results for the proposals for the design together for the 100 year plus Climate Change rainfall event. We have included the model results for both a surcharged and non surcharged outfall.

I respond to your comments below in orange:

1. Please model a surcharged outfall with water levels equal to top of bank level adjacent to the outfall.
Calculations attached for a surcharged and non surcharged outfall based on the designed scheme.
2. Please ensure that all modelled details correspond with those on plan, for example currently there are discrepancies between invert levels modelled and those shown on plan. The attached model details and design drawings attached are consistent.
3. The amended drainage strategy states that the sub-base will be left unlined to allow for infiltration when possible. If the sub-base is to be unlined diffuser units must be located 5m away from proposed buildings. We are proposing the use of a permeable liner to allow some infiltration where possible and have located the proposed distribution tanks 5m from the dwellings.
4. The drainage strategy layout is cramped and not clear. Please provide a plan that is to scale and includes the following additional features; a) pipe materials and dimensions for all pipes b) invert levels of diffuser blocks and fil drain c) cover levels and cover types of all inspection chambers/manholes d) finish levels of permeable paving (we note that two ground levels are stated, please make it clear if these are proposed ground levels and include a further level near the garage) We have taken on this project and provided a new set of drawings and details which we trust are clear.
5. Please provide silt traps upstream of all connections into the permeable paving. We have indicated catchpit manholes on the plan and in the schedule which are located upstream of the distribution tanks to act as silt traps, we have provided a catch pit detail with a 500mm deep sump on the construction details drawing.
6. We note that a Fildrain is proposed to collect water from the permeable paving sub-base and would ask whether collection via a diffuser block may provide a better means to collect water. This is not a point that would warrant us refusing discharge of conditions but is worth considering from a construction and maintenance perspective. We will however need invert levels of the foul drain to ensure no clash between the fildrain and sewer. We have proposed the use of a Fin Drain at the edge of the voided stone and are satisfied that this is suitable for collection of surface water.
7. The layout states the hydrobrake will have a design head of 0.5m, this is inconsistent with the calculations and construction details. Please correct. We have detailed a bespoke hydrobrake for the project and the model and details provided are all consistent.
8. The hydrobrake construction detail needs to be site specific, i.e. include invert levels and cover levels. Step rungs should also be provided. We have detailed a bespoke hydrobrake for the project and the model and details provided are all consistent. We have not provided step rungs to this chamber as we do not wish to encourage access.
9. Please provide pipe bed and surround details that are consistent with approved document H. Noted we have provided pipe bedding details on Drawing 501.
10. Please provide construction detail drawings of permeable paving, aco channel, manholes and catchpits. The permeable paving detail currently provided is not site specific and lacks material specification detail. Provided on Drawing 501.
11. It is understood that a flood risk activity permit has been applied for, please provide details of this. TL Homes will provide the FRAP.

I trust this meets with your approval and look forward to receiving discharge of Conditions 8 and 9, if you have any queries please do not hesitate to contact me.

Regards

Stuart

Stuart Magowan



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

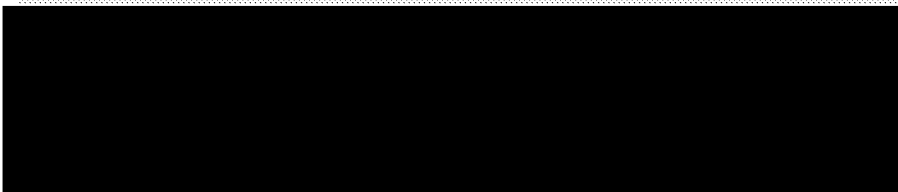


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From: **Sarah Burrow** <Sarah.Burrow@arun.gov.uk>

Date: Tue, Jul 21, 2020 at 1:52 PM

Subject: FW: A/77/20/DOC

To: TL Homes 

Dear Jennen,

My colleague's consultation is shown below.

Kind Regards

Sarah Burrow

Engineering Assistant, Engineers

Current Working Hours:

Monday-Wednesday, Friday: 8:00 – 17:00

Thursday 8:00 – 11:00

Some of this time is spent on site.



T: 01903 737815

E: sarah.burrow@arun.gov.uk



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From: Laura Gibbons

Sent: 21 July 2020 13:14

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Andrew Wood <Andrew.Wood@arun.gov.uk>; Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: A/77/20/DOC

Dear Andrew,

Having reviewed this application with a colleague we can confirm that we do not recommend discharge of conditions 8 and 9 at this time. We have the following comments which require addressing:

1. Please model a surcharged outfall with water levels equal to top of bank level adjacent to the outfall.
2. Please ensure that all modelled details correspond with those on plan, for example currently there are discrepancies between invert levels modelled and those shown on plan.
3. The amended drainage strategy states that the sub-base will be left unlined to allow for infiltration when possible. If the sub-base is to be unlined diffuser units must be located 5m away from proposed buildings.
4. The drainage strategy layout is cramped and not clear. Please provide a plan that is to scale and includes the following additional features; a) pipe materials and dimensions for all pipes b) invert levels of diffuser blocks and fil drain c) cover levels and cover types of all inspection chambers/manholes d) finish levels of permeable paving (we note that two ground levels are stated, please make it clear if these are proposed ground levels and include a further level near the garage)
5. Please provide silt traps upstream of all connections into the permeable paving.
6. We note that a Fildrain is proposed to collect water from the permeable paving sub-base and would ask whether collection via a diffuser block may provide a better means to collect water. This is not a point that would warrant us refusing discharge of conditions but is worth considering from a construction and maintenance perspective. We will however need invert levels of the foul drain to ensure no clash between the fildrain and sewer.
7. The layout states the hydrobrake will have a design head of 0.5m, this is inconsistent with the calculations and construction details. Please correct.
8. The hydrobrake construction detail needs to be site specific, i.e. include invert levels and cover levels. Step rungs should also be provided.
9. Please provide pipe bed and surround details that are consistent with approved document H.
10. Please provide construction detail drawings of permeable paving, aco channel, manholes and catchpits. The permeable paving detail currently provided is not site specific and lacks material specification detail.
11. It is understood that a flood risk activity permit has been applied for, please provide details of this.

Please re-consult us once this 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

Adur and Worthing Councils are working in partnership with Arun District Council



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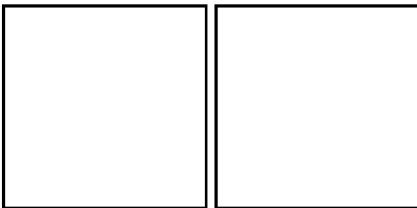
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Laura Gibbons

Engineer, Adur & Worthing Councils



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



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