

From: Simon Davis
Sent: 19 December 2017 17:21
To: Planning.Responses
Subject: FW: D1304: 27 North Bersted Street BE/106/17/DOC - Planning Conditions Comments

Further Drainage comments

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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



Save the environment - think before you print.

From: Paul Cann
Sent: 19 December 2017 14:38
To: 'Lloyd Gray'
Cc: Mark Akmenkalns; Malcolm Wilkes; Jonny Ribbans ; Simon Davis
Subject: RE: D1304: 27 North Bersted Street BE/106/17/DOC - Planning Conditions Comments

Hi Lloyd

I note that there will be no management company and that the householders are to be responsible for the drainage benefitting their own properties including their driveways.

My concern is the proposal for individual residents to be responsible for the access road and the associated drainage elements (ie. hydrobrake, permeable surface, perforated pipework, channel drain, sump manholes, etc). Whilst there may be a legal agreement proposed, I would like to see a draft. How will the agreement ensure a co-ordinated approach to maintenance and by inexperienced people? Will they be forced to employ a suitably qualified contractor?

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltrovers Road, Littlehampton, BN17 5LF

Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@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: [REDACTED]
Sent: 08 December 2017 13:46
To: Paul Cann
Cc: Mark Akmenkalns; Malcolm Wilkes; Jonny Ribbans
Subject: RE: D1304: 27 North Bersted Street BE/106/17/DOC - Planning Conditions Comments

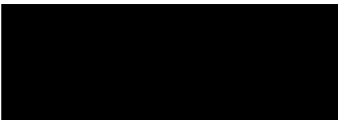
Hi Paul,

I have now updated the drainage maintenance statement as per your requests.

If you could have review the attached document I would be very grateful.

Many Thanks,

Lloyd Gray
Senior Engineer



Transport Planning and Infrastructure Design Consultants

RGP Design Limited is a subsidiary of Fussell Glen Partnership Limited | Registered in England No. 09674169

This Email is confidential and is for the intended recipient only. If you are not the intended recipient, please contact the author and do not disclose or use the contents in any way. The author bears no responsibility for any legal action or disputes arising from views or professional advice expressed which do not relate to the business of RGP Design Limited.

From: [REDACTED]
Sent: 01 December 2017 15:55



Subject: RE: D1304: 27 North Bersted Street BE/106/17/DOC - Planning Conditions Comments

Lloyd

Drawings now acceptable.

I await the updates to the maintenance plan.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@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



From: [REDACTED]
Sent: 30 November 2017 11:31
To: Paul Cann
Cc: Mark Akmenkalns; Malcolm Wilkes; Jonny Ribbans
Subject: RE: D1304: 27 North Bersted Street BE/106/17/DOC - Planning Conditions Comments

Paul,

Please find attached updated drawings for points 2 and 3.

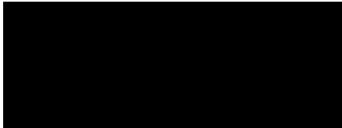
I am just waiting for a bit more info to be able to update the maintenance plan with regards to future maintenance, and will forward this on as soon as possible.

We are also just awaiting confirmation from Southern Water as well, which I will forward on to you as well once received.

If you could confirm the approval of the updated drawings, I would be very grateful.

Many Thanks,

Lloyd Gray
Senior Engineer



Transport Planning and Infrastructure Design Consultants

RGP Design Limited is a subsidiary of Russell Giles Partnership Limited | Registered in England No. 09674169

This Email is confidential and is for the intended recipient only. If you are not the intended recipient, please contact the author and do not disclose or use the contents in any way. The author bears no responsibility for any legal action or disputes arising from views or professional advice expressed which do not relate to the business of RGP Design Limited.

From: [REDACTED]
Sent: 22 November 2017 17:07



Subject: RE: D1304: 27 North Bersted Street BE/106/17/DOC - Planning Conditions Comments

Lloyd

Just to confirm the outstanding issues;

1. Please forward Southern Waters acceptance of the surface water drainage scheme following their concerns due to the proximity of foul drainage.
2. The introduction of the French drain in the vicinity of plot 3 is noted, however, please provide a construction detail.

3. As per my email dated the 11th October 2017, please improve the arrangements where the roadway storage outfalls to the adjacent catchpit chamber. I would suggest installing an additional manhole, where the two perforated pipes could be connected to it and then piped to the catchpit, as already shown.
4. Regarding the maintenance manual;
5. More details are still required in terms of the financial arrangements/funding of the management company.

The purpose of this information fact sheet is to set out the proposed management company that will be formed to maintain and service the common areas within the development site formally know as 90 Rose Green Aldwick PO21 3EQ.

When a purchaser buys a home at 90 Rose Green development they will become a member of the site management company which is a non profit making private company.

The object with which the company has been established is to manage the maintenance and upkeep of shared facilities at the development. With this in mind each of the residents will be required to contribute equally to the costs of the management company.

During the infancy of the development, before all plots have been sold, the management company will be run by individuals appointed by Wilson Designer Homes.

There will be a contractual onus upon new residents to become members and directors of the management company in order that, once all the plots are sold the residents may assume day-to-day responsibility for the company.

Notwithstanding the upkeep of the shared road services, and landscaped areas including public liability insurance, it will also relate to SUDS operation and maintenances requirements.

Please read this statement in conjunctions with Opus letter dated 25th October 2017 where a clear guidance of the SUDS maintenance is attached and will be issued to the management company to adhere to into perpetuity.

An example;

Please include something similar in the manual.

6. Please make special mention of the importance of the flow control chamber sump and emergency overflow (and the need to ensure that the system is maintained so that the overflow only operates in emergency situations). Also mention the French drain and its reason for being there. The connection of pipes into the permeable pavement via diffusers should also be discussed.

I look forward to receiving your revised details, etc.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@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: [REDACTED]
Sent: 16 November 2017 14:39
To: Paul Cann
Cc: Mark Akmenkalns; Malcolm Wilkes; Jonny Ribbans
Subject: RE: D1304: 27 North Bersted Street BE/106/17/DOC - Planning Conditions Comments

Hi Paul,

Please find attached updated maintenance schedule and updated drawings.

I believe this should cover the points raised with regards to the planning conditions on your previous email.

If you could confirm the acceptance / approval of the below I would be very grateful.

If there is anything that you require confirming or any questions please do not hesitate to contact me.

Many Thanks,

Lloyd Gray
Senior Engineer



Transport Planning and Infrastructure Design Consultants

RGP Design Limited is a subsidiary of Russell Giles Partnership Limited | Registered in England No. 09474169

This Email is confidential and is for the intended recipient only. If you are not the intended recipient, please contact the author and do not disclose or use the contents in any way. The author bears no responsibility for any legal action or disputes arising from views or professional advice expressed which do not relate to the business of RGP Design Limited.

From: [REDACTED]
Sent: 30 October 2017 10:18

Subject: RE: D1304: 27 North Bersted Street BE/106/17/DOC - Planning Conditions Comments

Hi Lloyd

Condition no.8

1. I await the response from Southern Water in respect to your points.
2. WSCC approval to the discharge is noted.
3. Please address the items detailed in the second paragraph of my email dated the 11th October 2017.
4. Incorporate additional manholes on the permeable pavements perforated pipe ie. on head of runs. Specify cover/invert levels.
5. Hydrobrake chamber overflow -- 150mm diameter pipe required with a ramped arrangement as opposed to vertical. Utilise an oblique junction for the ramped connection to the downstream pipe section.

Condition no.10

The maintenance manual needs to be expanded. I would suggest utilising/incorporating the appropriate maintenance regimes contained within the suds manual for each component ie. for permeable pavements see page 430. Components should include permeable pavements, catchpits, manholes, pipes, channel drains, hydrobrake.

More detailed information in terms of the financial arrangements/management company need to be included.

Condition no.11

I visited site today and noted the depression. Clearly that has been a lot of disturbance during site clearance but I do believe it was an historic ditch that has been long lost. The same applies to what looks like a lost ditch connecting from the west. See enclosed plan. In that area of Bersted they generally followed almost all of the former field boundaries.

As a way forward, I would suggest that trial holes are undertaken to determine if a culvert exists where the ditch once abutted the site boundary (ie. rear fence of no.346 Chichester Road). Please advise when these works will take place so I can be present. From there we can decide on a plan of action. I appreciate that the ditches no longer serve anything like their former purpose due to redevelopment in the area, however, we need to be sure there is no pipe in existence. We may also need to consider a simple French drain arrangement in that area, with a high level overflow into the onsite suds, just in case there is any overland flow from the former ditch to the west.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@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:

Sent: 16 October 2017 15:27

Subject: D1304: 27 North Bersted Street BE/106/17/DOC - Planning Conditions Comments

Dear Paul,

We have received your comments regarding the planning conditions sign off. Please find below our responses to your comments:

Planning Condition 8 –

With regards to the Southern Water objection we have formed the response below of the number points which has been sent to Southern Water for their confirmation.

1. The Southern Water letter initial comment relating to condition 9 does not make sense or is incorrect. Please request clarification of what they actually mean.
2. There is no statutory requirement for the design of the proposed foul water drain system to meet the requirements of Sewer for Adoption, but in any case refer to points 3 & 4 below.

3. We note that Southern Water are referencing 'Southern Water requirements' however SFA7 para A6 states '*there are now no longer any company addenda for gravity sewers*'.
4. The design of the proposed foul drain system is in accordance with Sewers Adoption 7th Edition (latest version). This document states '*This guide is for use by Developers undertaking new development when planning, designing and constructing foul and surface water gravity sewers, lateral drains and pumping station, and rising mains intended for adoption under an Agreement made in accordance with Section 104 of the Water Industry Act 1991 (as amended)*'. It is **not** intended to offer the proposed foul water drainage system for adoption.
5. Although the design meets the requirement of SFA7, this document also states '*The guidance in Sewer for Adoption does not necessarily preclude alternative approaches. Any departures from the recommendation should be discussed with the undertaker as early as possible*'. The design of the proposed foul water drainage also meets the (statutory) requirements of Building Regulations approved document H which is clearly an acceptable alternative approach.
6. SFA7 does not place any restrictions on the proximity of sealed tanks or other drainage storage structures to foul sewers.
7. Consent has been obtained from WSCC, as Highway Authority for the 'private' Surface Water connection to the highway drain. (Attached)
8. The drainage strategy follows what was submitted and agreed for planning stage, Southern Water would have been a consultee at that stage.

With regards to the surface water system, the proposed outfall to the highway drain has been approved by WSCC Highways please find attached the approval, this again has been discussed with WSCC during the S278 process.

Please find attached supporting construction buildups of permeable paving and drainage calculations. We have specified the complete Marshalls Piora System including the aggregate suggested in their product literature. Construction details and drawings attached indicate levels and depths of proposed tanked porous paving system. The Hydrobrake has been designed as a 'Hydrobrake Optimum' within Microdrainage therefore giving the exact specification Hydro International require in order to produce the product.

Planning Condition 10 –

Please find attached a maintenance schedule for the site.

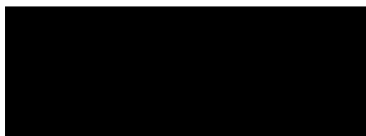
Planning Condition 11-

Knightsgate to confirm existing ditch requirements from onsite survey review of ditches.

If you require any additional information please do not hesitate to contact myself on the details below.

Many Thanks,

Lloyd Gray
Senior Engineer



Transport Planning and Infrastructure Design Consultants

FGP Design Limited is a subsidiary of Rustell Giles Partnership Limited | Registered in England No. 09674167

This Email is confidential and is for the intended recipient only. If you are not the intended recipient, please contact the author and do not disclose or use the contents in any way. The author bears no responsibility for any legal action or disputes arising from views or professional advice expressed which do not relate to the business of FGP Design Limited.

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

NLPG UPRN 100062237016
DX 57406 Littlehampton

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>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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.
