

From: Claire Potts <Claire.Potts@arun.gov.uk>
Sent: 17 October 2019 16:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BE/42/19/DOC Oldlands Farm
Importance: High

Please can the drainage consultation response below be uploaded to the above file.

Kind regards

Claire

Claire Potts BSc MSc MSc MATPI | Strategic Development Team Leader, Directorate of Place, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37698 | External: +44 (0) 1903 737698 E-mail: claire.potts@arun.gov.uk
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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 17 October 2019 13:49
To: Claire Potts <Claire.Potts@arun.gov.uk>
Subject: FW: BE/42/19/DOC Oldlands Farm
Importance: High

Claire,

Details are now okay. Therefore I recommend that condition 25 is discharged based on RAM-0500-01A-DR-CR-10001 P04, RAM-0500-01A-DR-CR-10002 P02, RAM-0500-01A-DR-CR-10003 P01, RAM-0500-01A-DR-CR-10004 P02, RAM-0500-01A-DR-CR-10005 P02, RAM-0500-01A-DR-CR-10006 P01, RAM-0500-01A-DR-CR-10007 P02.

I recommend Condition 33 is discharged.

And I recommended Condition 34 is discharged based on Drainage Maintenance Strategy R02 19/08/19

Thanks,

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

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From: Daniel Wheelwright

Sent: 17 October 2019 11:09

To: Claire Potts <Claire.Potts@arun.gov.uk>

Cc: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Subject: RE: BE/42/19/DOC Oldlands Farm

Importance: High

Hi Claire,

Please see further amended drawings attached which provide the detail additional required by Laura. The overflow has been raised to be above the 1 in 100 +40% max water level (1.861m AoD).

Laura - if you're able to take a look today and confirm that the details are satisfactory, that would be really helpful.

The drawings attached are:

- RAM-0500-01A-DR-DR-CR-10007 (Rev P02) - Flow Control Manhole details
- RAM-0500-01A-DR-CR-10001 (Rev P04) - Updated drainage layout

Kind regards

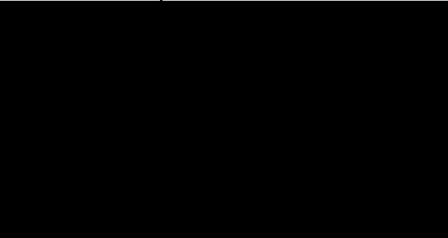
Daniel

Daniel Wheelwright

BA (Hons) MA MRTPI

Associate

Town Planning



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From: Claire Potts [<mailto:Claire.Potts@arun.gov.uk>]

Sent: 17 October 2019 09:34

To: Daniel Wheelwright

Subject: FW: BE/42/19/DOC Oldlands Farm

Hi Daniel,

Please see further comments from Laura below. Please can these be addressed so we can get this finalised.

Kind regards

Claire

Claire Potts BSc MSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Sent: 16 October 2019 13:25

To: Claire Potts <Claire.Potts@arun.gov.uk>

Subject: RE: BE/42/19/DOC Oldlands Farm

Hi Claire,

The overflow invert level proposed is lower than the 1 in 100 year plus climate change water level, therefore it would be coming into effect and letting flows out at greater than the permissible rate. Please can the applicant revise proposals so the overflow is above the 1 in 100 year plus climate change water level and include full details of the hydrobrake required on both layout and detail drawing. I.e. invert levels, cover levels, hydrobrake specification.

Thanks,

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
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From: Claire Potts <Claire.Potts@arun.gov.uk>

Sent: 15 October 2019 15:46

To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Subject: FW: BE/42/19/DOC Oldlands Farm

Importance: High

Laura,

Please see attached for review.

Kind regards

Claire



From: Daniel Wheelwright [REDACTED]

Sent: 15 October 2019 15:44

To: Claire Potts <Claire.Potts@arun.gov.uk>

Cc: Laura Gibbons <Laura.Gibbons@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: BE/42/19/DOC Oldlands Farm

Importance: High

Hi Claire,

Further to your email, please see attached drawings which provide the detail required by Laura. To expedite the process, I've copied in Laura directly.

The drawings attached are:

- RAM-0500-01A-DR-DR-CR-10007 (Rev P01) - Flow Control Manhole details
- RAM-0500-01A-DR-DR-CR-10001 (Rev P01) - Update drainage layout

As previously mentioned, we are keen to get this final point resolved. I would be really grateful if Laura can review and confirm the details are now satisfactory to enable discharge of the drainage related conditions.

Many thanks

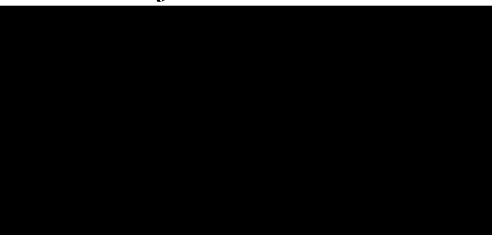
Daniel

Daniel Wheelwright

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From: Claire Potts [<mailto:Claire.Potts@arun.gov.uk>]

Sent: 15 October 2019 09:08

To: Daniel Wheelwright

Subject: FW: BE/42/19/DOC Oldlands Farm

Importance: High

Daniel,

Please see comments below from Laura. Can you please take a look and see if the comments can be addressed.

Kind regards

Claire

Claire Potts BSc MSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 14 October 2019 15:57
To: Claire Potts <Claire.Potts@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: FW: BE/42/19/DOC Oldlands Farm
Importance: High

Hi Claire,

WSCC standard drawings are not sufficient. Please can the applicant provide site specific construction details, clearly indicating existing invert and cover levels and also whether an overflow is provided, and if so the invert level of this.

Thanks,

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
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From: Daniel Wheelwright [REDACTED]
Sent: 08 October 2019 16:15
To: Claire Potts <Claire.Potts@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Subject: FW: BE/42/19/DOC Oldlands Farm
Importance: High

Hi Claire,

I understand that David has now left ADC. Please see email below providing the final detail to enable discharge of the surface water drainage conditions associated with this DOC application. I have directly copied in Laura to expedite the process, but I would be grateful if we can now get this finalised as soon as possible.

Kind regards

Daniel

Daniel Wheelwright

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Associate
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From: Daniel Wheelwright
Sent: 08 October 2019 16:10
To: 'David Easton'
Subject: RE: BE/42/19/DOC Oldlands Farm
Importance: High

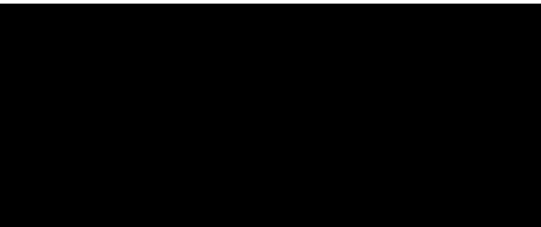
Hi David,

On point 3, we confirm that the chamber was built in accordance with WSCC standards (see drawing S278/38/14 Rev A of the attached). I would be grateful if discharge of these final conditions can now be confirmed.

Kind regards

Daniel

Daniel Wheelwright
BA (Hons) MA MRTPI
Associate
Town Planning



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From: David Easton [<mailto:David.Easton@arun.gov.uk>]
Sent: 04 October 2019 09:58
To: Daniel Wheelwright
Cc: Claire Potts
Subject: BE/42/19/DOC Oldlands Farm

Dear Daniel,

I have received the below comments from our drainage engineers confirm that the only outstanding matter is point (3) below.

1. *Groundwater being located 1-1.5m below ground level is insufficient justification for not using infiltration. Outside of source protection zones we do not require 1m clearance to groundwater level. Infiltration test results in the Hydrock report were all completed lower than anticipated ground water levels so unsurprisingly failed. The site has been raised as part of flood compensation works and as such infiltration has been dismissed across the site, this is the same for all parts of the site. It is therefore not possible to rely on infiltration methods and as such attenuation needs to be provided with flow control that will not interact*

~~with the flood plain i.e. no hydraulic linkage. Acknowledged that infiltration will not work due to works to raise site.~~

2. ~~The greenfield runoff rate for the road is less than 5l/s. It appears this rate was previously agreed due to concerns with the risks of blockage. The total discharge from the road and phase 1A should not exceed QBar Greenfield for these areas.~~

~~Noted, greenfield runoff rate recalculated to 8.8l/s and results provided as attached. Okay.~~

3. ~~Construction details for hydrobrake chambers need to be site specific as we need to review proposed elevations of overflows, etc.~~

~~Following remodelling no new hydrobrake chambers required, hence no detail required. Only the unit will need to be replaced in existing manhole to ensure restriction to 8.8l/s rather than 5l/s. No changes to existing manhole construction. Please provide as built detail then. As stated, we need to review elevations of overflows against calculations to ensure that flood risk is not being increased elsewhere.~~

4. ~~Are diffuser units really being proposed immediately next to one of the units, running down its entire length? Please confirm, I am unsure if this is actually intended to be a linear channel drain.~~

~~This has now been rationalised. Diffuser shown next to linear channel at outfall points (from channel). Okay.~~

5. ~~Please clearly show locations of linear channel drains on plan.~~

~~These are already shown as per the key. Okay.~~

6. ~~Can distinctions be made on plan between diffuser and collector units. With invert levels of each specified.~~

~~See change in key. New colour delineates which are collector and which are diffuser. Table provided to show invert depths that will apply to all units, both collector and diffuser for clarity. Okay.~~

7. ~~A permeable sub-base is being specified to multiple areas of asphalt. The formation level of these areas is 800mm below surface, yet the formation level of permeable paving where the collector units are located is at 630mm depth. Are you not going to have 170mm of water permanently sat at the base of the tarmac roads?~~

~~Noted. Additional collector units added at lower side where there is a change in pavement construction to ensure there are no areas with permanent water levels. i.e. all freely drained. Okay.~~

8. ~~I have noticed that a surcharged outfall has not been modelled, apologies that I did not raise this previously.~~

~~Please model with a surcharged outfall to anticipated flood level. Okay.~~

9. ~~Please provide manhole schedule printout or similar in MicroDrainage to enable cover levels to be checked.~~

~~Okay.~~

I would be grateful if you could liaise with your drainage engineers to resolve this final point.

Many thanks,
David

David Easton | Principal Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF
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