

[REDACTED]

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 05 August 2021 08:18
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: [Hydrock: 19873-SBNO] RE: Planning Consultation on: BE/92/21/DOC

Dear Michael,

We have reviewed the latest information that was supplied on the 27th July, we do not recommend discharge of condition 15.

The verification report has not completed by an independent engineer and is therefore not in accordance with the requirements of the condition. Furthermore, it is apparent that the drawings have been revised multiple times since the planning approval, and therefore the information submitted further fails to meet the requirements of the condition.

The verification report needs to be completed by a suitably qualified independent engineer (from a different company). The applicant also needs to list all of the revision changes between those drawings approved under the original DOC and those submitted with this DOC, together with implications of these changes.

Regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk or [REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 26 July 2021 07:55
To: Mike Griffin [REDACTED] Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Subject: RE: [Hydrock: 19873-SBNO] RE: Planning Consultation on: BE/92/21/DOC

Importance: High

Dear All,

It would be very helpful if we could resolve the as-built drainage details for **BE/92/21/DOC** at Salt Box by **5.00pm tomorrow (Tuesday 27th July)**.

I look forward to receiving all of the requisite information including the as-built information and the finished levels as a matter of urgency.

Kind regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37772 | External: +44 (0) 1903 737772 | E-mail: Michael.eastham@arun.gov.uk



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Save the environment - think before you print.

From: Mike Griffin [REDACTED]

Sent: 20 July 2021 11:57

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

Subject: RE: [Hydrock: 19873-SBNO] RE: Planning Consultation on: BE/92/21/DOC

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Hi Laura,

Thank you for your email.

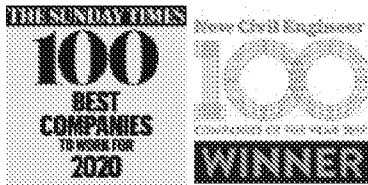
We will review your queries regarding the as built information and get back to you.

With regards to the completion report, Hydrock carried out regular site visits throughout the works. We have also allocated an specific Hydrock engineer who has not been involved design or construction to confirm compliance with the approved scheme.

Kind Regards
Mike Griffin
Principal Infrastructure Engineer

Following government advice, I am currently working from home. If we need to speak, drop me a line and I'll get straight back to you. For wider information on working with Hydrock during COVID-19 visit hydrock.com/coronavirus.

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Merchants' House North, Wapping Road, Bristol, BS1 4RW
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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 20 July 2021 11:19
To: Mike Griffin [REDACTED]

Subject: RE: [Hydrock: 19873-SBNO] RE: Planning Consultation on: BE/92/21/DOC

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Hi Mike,

Thanks for your reply. Please see my comments in blue below.

Kind regards,

Laura Gibbons
Drainage Engineer
Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk or [REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Mike Griffin [REDACTED]

Sent: 15 July 2021 14:49

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

[REDACTED]

Subject: [Hydrock: 19873-SBNO] RE: Planning Consultation on: BE/92/21/DOC

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Hi Laura,

Hope you are good.

Thank you for your comments, I have extracted them from you're email and responded below as follows:

The as built drainage drawing has been updated to include the information requested (attached).

1. *No completion report has been provided. A completion report should be submitted which includes details of who has reviewed the drainage, their qualifications and how they are independent (i.e. not the designer or builder). The completion report should summarise whether the independent engineer believes the scheme was built in accordance with approved details. The completion report should also include evidence of how drainage construction was supervised by this independent engineer, i.e. dates of visits, photos from visits.*

HYD: Please clarify 'Independent'. We had envisaged that somebody from Hydrock who has not been involved in the design could prepare the report. This should have been completed by a separate engineering company. Were site visits completed by Hydrock during construction?

2. *The as built survey doesn't include the invert level of the storage features. Please include this.*

HYD: The as built survey has be updated to include invert levels of storage features. It appears that these have been taken from the design, rather than from survey. The information shown does not tally with your surveyed inverts etc. E.g. the highways drainage network. At SW-505 to 505b with constructed inverts of 0.903-0.723, designed inverts were 0.65, your crate on the as built is labelled as having a constructed invert of 0.65. Either this is incorrect or you are under providing on your storage as the base of the crates will permanently have water in. Please provide as built information.

3. *The as built survey doesn't include levels of the permeable paving, please include this.*

HYD: Please clarify, are you referring to a topo survey of the as built external levels? Please supply evidence that the formation levels and sub-base depths have been provided as per design. Finished levels should also be provided at key spots to demonstrate compliance with design.

4. ***There are numerous pipes on the as built drawing which do not include pipe fall or diameter. Please ensure that all pipes are labelled with diameter and fall.***

HYD: The as built drawings have been updated to include the information as requested. I query whether this is in fact as built information. For example the design for the pipe between SW503 and SW504a was for a 450 diameter pipe at 1:380 falls, this has been indicated on the as built. However, the upstream and downstream as built invert levels are inconsistent with design, given the elevation difference is different (0.38m designed 0.288m constructed) it is not clear how the fall can be the same when manhole positions appear consistent. The same applies elsewhere throughout the network.

5. ***Please confirm dimensions of attenuation features on plan.***

HYD: The as built drawings have been updated to include the information as requested. Again, please confirm if this is verified as built, or design information put onto the as built drawings.

6. ***There appear to be significant levels discrepancies between the as built plans and the approved drawings.***

HYD: We have carried a detailed review of the as built levels against the approved drawings. There are a couple of IL's which vary from the approved drawings by approx. 20-30mm which is to be expected, and one level with a circa 50mm difference (which could partially be attributed to the degree of accuracy when measuring the depth) nonetheless we are happy that the variations are not so significant as to impact on the functionality of the drainage as designed. We also appreciate that the road levels have changed since the approved drawings were issued, this was following further coordination with both W Sussex Highways and ADL (Transport Consultants) which resulted in introducing slightly better gradients for drainage run-off and the inclusion of some additional gullies, again this provided betterment on the approved design and had no detrimental impact on the functionality of the drainage as designed. I note that a few of the surveyed invert levels have changed between versions, please can you provide detail on how this change has come about. Have elements been resurveyed?

7. ***Once further information is supplied we will take a further view on this. It is likely that the differences in as constructed drainage are so significant that we will request that updated calculations based upon what has been built are provided. If these subsequently demonstrate that the constructed drainage fails to meet policy requirements then alterations will have to be agreed and made on site.***

HYD: We trust that based on the above, you would consider the as built drainage meets the policy requirements and still in accordance with the principles of the approved drainage design. Further information awaited.

I look forward to your thoughts.

Kind Regards

Mike Griffin

Principal Infrastructure Engineer

Following government advice, I am currently working from home. If we need to speak, drop me a line and I'll get straight back to you. For wider information on working with Hydrock during COVID-19 visit hydrock.com/coronavirus.

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From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 05 July 2021 08:24

To: Michael Whitwell [REDACTED]

Subject: FW: Planning Consultation on: BE/92/21/DOC

Importance: High

Hi Michael,

Please see the email below from **ADC Drainage Engineers** requesting the submission of additional information for **Condition 15** in discharge of condition application **BE/92/21/DOC**.

I look forward to receiving the additional information.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Sent: 01 July 2021 16:13

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

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

Subject: RE: Planning Consultation on: BE/92/21/DOC

Dear Michael,

Thank you for consulting us on this application to discharge condition 15, we have the following comments:

1. No completion report has been provided. A completion report should be submitted which includes details of who has reviewed the drainage, their qualifications and how they are independent (i.e. not the designer or builder). The completion report should summarise whether the independent engineer believes the scheme was built in accordance with approved details. The completion report should also include evidence of how drainage construction was supervised by this independent engineer, i.e. dates of visits, photos from visits.
2. The as built survey doesn't include the invert level of the storage features. Please include this.
3. The as built survey doesn't include levels of the permeable paving, please include this.
4. There are numerous pipes on the as built drawing which do not include pipe fall or diameter. Please ensure that all pipes are labelled with diameter and fall.
5. Please confirm dimensions of attenuation features on plan.
6. There appear to be significant levels discrepancies between the as built plans and the approved drawings.
7. Once further information is supplied we will take a further view on this. It is likely that the differences in as constructed drainage are so significant that we will request that updated calculations based upon what has been built are provided. If these subsequently demonstrate that the constructed drainage fails to meet policy requirements then alterations will have to be agreed and made on site.

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

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk or [REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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

Sent: 21 June 2021 10:20

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: BE/92/21/DOC

To: **Engineers (Drainage)**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990**

Application No: BE/92/21/DOC

Registered: 16th June 2021

Site Address: Land At Salt Box West Of Shripney Road Bognor Regis PO22 9NW

Description of Works: Approval of details reserved by condition imposed under hybrid application BE/135/18/PL relating to Full Condition Nos 9 - travel plan, 15 - as built drawings of implemented scheme together with a completion report prepared by an independent engineer and 41 - acoustics and Outline Condition No 17 - badger survey.

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](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **5th July 2021**.

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.

Yours sincerely

Michael Eastham

Planning Case Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCOND00 (ODS) 2020

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

DX 57406 Littlehampton

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