





From: Michael Eastham
Sent: 23 August 2017 12:09
To: 'Matthew Driver'
Subject: FW: BN/28/17/RES - The Lillies, Barnham Road

Hi Matthew,

Please see the response in green below provided by ADC's Drainage Engineer.

I look forward to receiving the requisite information and the amended plans from you taking on board the Drainage Engineers comments and recommendations.

Kind regards,

Michael

From: Paul Cann
Sent: 23 August 2017 11:52
To: Michael Eastham
Subject: RE: BN/28/17/RES - The Lillies, Barnham Road

Hi Michael

Comments in green;

A three metre wide easement strip is required from the top of the bank and to be free of all obstructions including boundary fences. The foul water pumping station compound and one of the dwellings conflicts with this requirement. – From what I can see in the conditions there is no specified distance re 3m off-set.

This is the reason for condition no.9 ie. they need to agree access . The 3m distance is a standard width needed for maintenance purposes. If they had discussed it with us, then we would have told them our requirements.

The principle of the surface water drainage scheme is acceptable, however, its detailed design will need to be agreed. This will include hydraulic calculations to confirm the sizing of the pond, construction details of the pond (taking into account potentially high groundwater levels/floatation), full details of the remainder of the surface

water drainage system, improvements to the existing watercourse, etc. - calculations were provided as part of the FRA-C attached

Yes hydraulic calculations are included, however, we need a full package of information (ie. that stated above) before we can consider them. The calculations may also change if permeable paving is introduced as per item below.

The applicant should also investigate the use of permeable paving where possible (with impermeable liners to combat the high water table) in order to provide a degree of water treatment/flow attenuation. - This will be looked at during detailed design but a vegetated pond will provide many of the same benefits without the issues of conveyance of areas of permeable paving.

It is good practice to provide as many features as possible to help attenuate flows and provide water treatment. Having just one feature ie. a pond, means everything relies on the ponds performance. Ponds also take time to get established and therefore the vegetation benefits are not immediate.

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

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From: Michael Eastham
Sent: 17 August 2017 10:19
To: Paul Cann
Subject: FW: BN/28/17/RES - The Lillies, Barnham Road

Hi Paul,

Please see the applicant's response to your consultation representation that the proposed development layout does not satisfy condition no.9, imposed on the outline permission, in respect to maintaining access to the existing watercourse. The applicant has also re-attached a copy of the Flood Risk Compliance note.

I look forward to receiving your response.

Regards,

Michael

From: Matthew Driver [REDACTED]
Sent: 17 August 2017 09:04
To: Michael Eastham

Cc: Ian Carey
Subject: RE: BN/28/17/RES - The Lillies, Barnham Road

Hi Michael

Please see below for our responses to your queries.

I have also reattached the Flood Risk Compliance note which should also help.

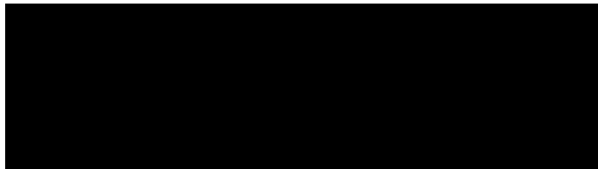
We welcome your response in due course.

Kind regards
Matthew



Formerly Tellow King Ltd.

Matthew Driver
Associate Director



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From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 16 August 2017 13:37
To: Matthew Driver
Subject: FW: BN/28/17/RES - The Lillies, Barnham Road

Dear Matthew

Arun District Council's Drainage Engineer has highlighted the fact that the proposed development layout does not satisfy condition no.9, imposed on the outline permission, in respect to maintaining access to the existing watercourse.

A three metre wide easement strip is required from the top of the bank and to be free of all obstructions including boundary fences. The foul water pumping station compound and one of the dwellings conflicts with this requirement. – From what I can see in the conditions there is no specified distance re 3m off-set.

The principle of the surface water drainage scheme is acceptable, however, its detailed design will need to be agreed. This will include hydraulic calculations to confirm the sizing of the pond, construction details of the pond (taking into account potentially high groundwater levels/floataion), full details of the remainder of the surface water drainage system, improvements to the existing watercourse, etc. - calculations were provided as part of the FRA-C attached

The applicant should also investigate the use of permeable paving where possible (with impermeable liners to combat the high water table) in order to provide a degree of water treatment/flow attenuation. - This will be looked at during detailed design but a vegetated pond will provide many of the same benefits without the issues of conveyance of areas of permeable paving.

I look forward to receiving amended plans taking on board all of the concerns raised by ADC's Drainage Engineer.

Kind regards,

Michael Eastham

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

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