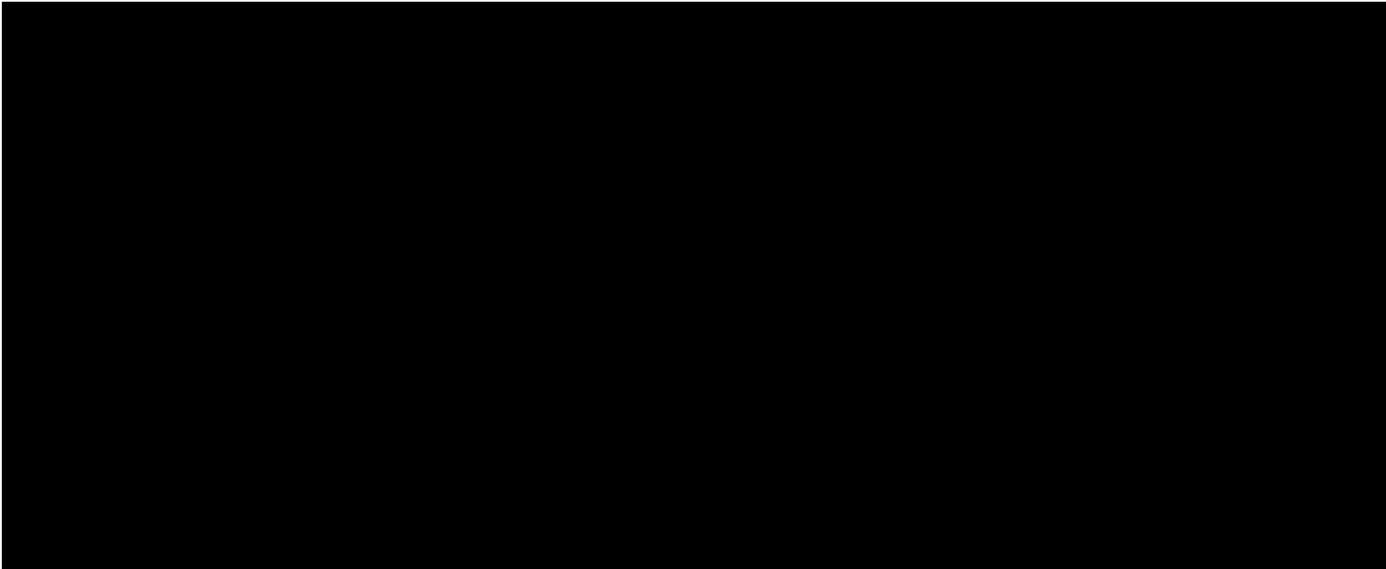




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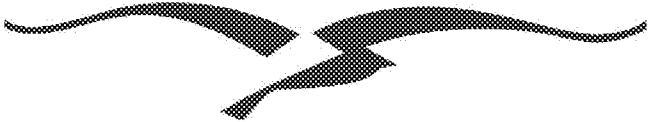
Please upload the attached revised plans and documents onto Ocella for discharge of condition application **BN/30/20/DOC** at Angels Nursery, Yapton Road, Barnham.

I have attached a copy of the Action Sheet.

Thanks,

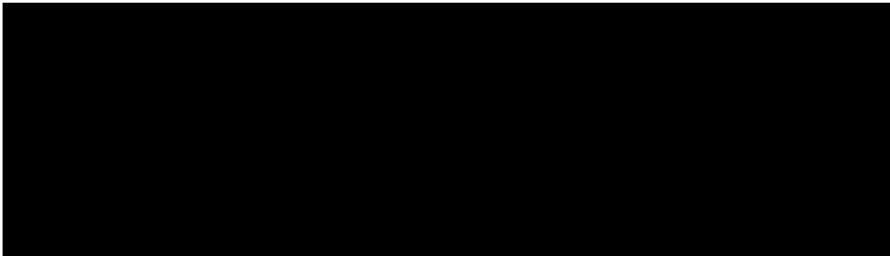
Michael

Michael Eastham
Principal Planning Officer,
Planning Department



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Michael

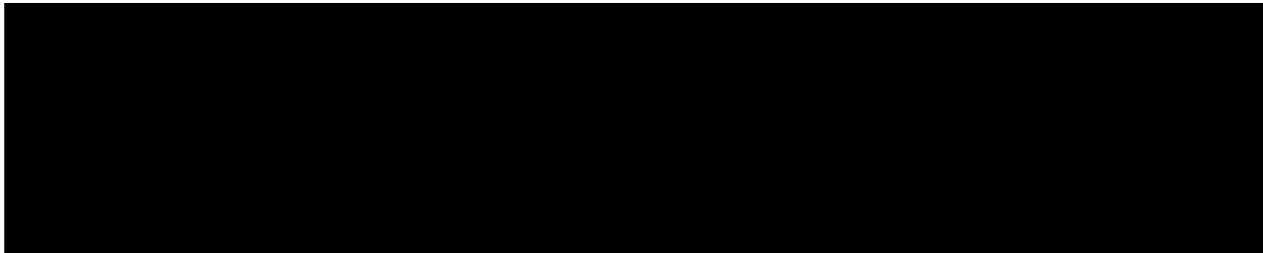
Thank you for your email.

I understand information has now been provided to the drainage team, so attached (in a single email) is all the information that has been issued over the last few days, for consideration in relation to the discharge of **BN/30/20/DOC**.

The drainage team have confirmed in their note that they are content with the 3m offset provided for the ditches around the site (at points 4, 23, and 58). At point 58 they make reference to further work in relation to the land drainage consent. As previously set out, a condition does not pass the tests if it requires compliance with another regulating regime, therefore this cannot be a reason to delay the approval of condition 8. Based on the responses provided by the drainage team, it would appear Arun District Council have written confirmation that the submission for condition 8 against BN/28/20/DOC is acceptable, I would be grateful if you could confirm this is your understanding and that the Council will be able to discharge the condition positively.

Kind regards

Craig



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Craig,

Following on from Laura's email to Stephen, have you formally submitted all of the revised drainage plans to the Local Planning Authority for discharge of condition application BN/30/20/DOC regarding Angels Nursery?

I want to make sure that the plans on the ADC Website are up to date.

Kind regards,

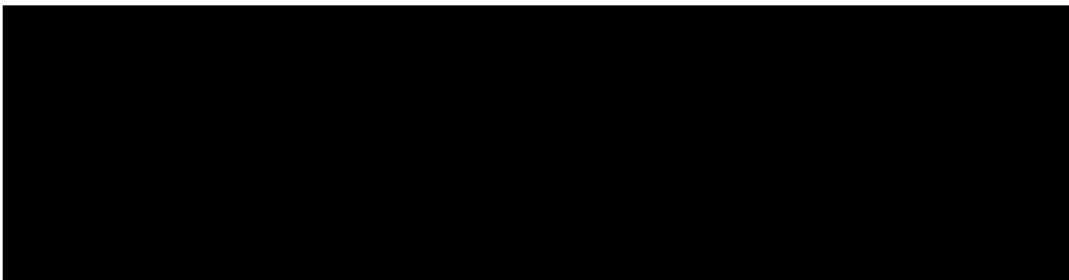
Michael

Michael Eastham
Principal Planning Officer,
Planning Department



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Stephen,

Thank you for sending over the revised information and for previously providing the dwg and mdx files. The only points that are outstanding are the issue of construction detail of the basin and flotation design, and any resulting changes to the maintenance manual.

I have reviewed the available groundwater data and this is too limited to rely upon. Please therefore assume groundwater is at surface for the purpose of flotation calculations.

Kind regards,

[Redacted signature]

Laura,

In response to your latest comments, see attached word document with our responses in light blue.

Also see attached latest drawings for review.

Let me know if you have any problems with opening the attachments. I have previously sent the MDX files and CAD files separately.

Regards,

Stephen Lamprell

Civil Engineer

on behalf of

Gyoury Self

Consulting Engineers

16/17 Boundary Road,

Hove, Sussex.

BN3 4EF.

www.gyouryself.com

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Craige,

Please see the email below which is the latest consultation response from **ADC Drainage Engineers** to **BN/30/20/DOC** – Angels Nursery, Yapton Road, Barnham.

I look forward to receiving your reply.

Kind regards,

Michael

Michael Eastham

Principal Planning Officer,

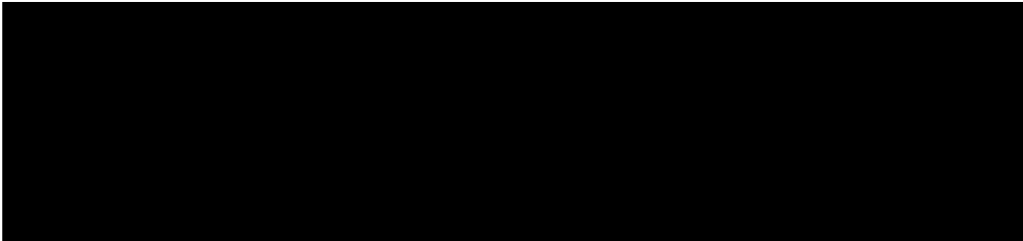
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Michael,

Thank you for sending the revised details over. I have reviewed the majority of points and included comments below. I have not completed a detailed review of calculations to date as I am awaiting further details, e.g. impermeable areas plan, to facilitate a review of these. I have emailed the engineer directly requesting this further information.

To summarise, we do not recommend discharge of the drainage conditions at this time.

Key

ADC Original comments

ADC further comments 16/06/20

Note strike through indicates closed comment.

1. It is noted that ground levels are being raised over much of the site, some significantly. This creates surface water run off issues on the eastern boundary which have been partly addressed but is discussed further in the comments below. The planning officer has been advised of the ground raising to determine any other potential planning considerations. A land drain has been added to the eastern boundary as shown on the latest plans to pick up any surface water, and also channel the existing ditch.
2. Infiltration has been discounted on this site due to the very high water table and poor infiltration at shallow depths, which is reflected on adjoining sites. Unless, you have evidence to suggest otherwise. No, this is accepted to be the case. The permeable paving is designed to outfall into the main system, not infiltrate into the ground. A liner has been added to the permeable paving details. *Please supply groundwater monitoring results and infiltration testing results to support your design. Based on the very limited groundwater data supplied a level at 0.67m does not necessarily preclude leaving permeable paving unlined. The condition wording for winter groundwater monitoring and winter infiltration testing would not have been included if we believed the data supplied with the original application was sufficient.*
3. ~~The main surface water sewers are to be adopted by Southern Water and highway drainage adopted by West Sussex County Council. We will need to see their comments on the design and their requirements incorporated.~~ *The Section 39 and 104 have not been submitted since the planning condition has not yet been cleared. Noted. If changes have to be made as a result of these processes you will have to re-discharge the condition.*
4. ~~The pond is too close to the southern ditch ie. top of pond slope to be at least 3m from the top of the ditch bank. Reconfigure and include dimensions on plan.~~ *Okay.*
5. ~~Permeable paving to be included in all parking areas/driveways. Please adjust and remove any yard gully's as necessary. Permeable paving is not included within all driveways as requested. The design of the SUDS approach to water treatment on this scheme has been taken to utilise the treatment stage of the pond in accordance with Cirs guidance C753. We have added notes to the pond to include planting and a wet bed level. The specification of the planting will be by other specialist landscape consultants. Proposals meet requirements of C753 so okay.~~
6. Show permeable paved finished surface levels, based levels on sloping formation pavements (ie, adj. plots 79-82 and 76-78), sub base thickness, on plans. Ensure that all incoming pipes to the permeable paving is raised as high as possibly above formation level but obviously totally within the sub base. A number of connecting pipes have inverts made at formation level. Please investigate raising these. *Finish levels are now included on plans. However, sub-base thickness is not, formation levels unclear. Invert levels of incoming pipes have not changed. Invert levels need to be reviewed to ensure incoming L.L.s are at least the same as or higher than outgoing. See revised layout and details enclosed. Sub-base thickness varies where the formation is sloping. Depth of sub-base now noted where the formation is level. It isn't possible to raise DT levels in most cases due to the shallow levels.*
7. Show finished road/surface levels. *Not shown. Now shown on latest plan.*
8. Building east of plots 48/50. The low ground levels are noted here, however, soakaways are not considered suitable – rethink needed. *Area directed into permeable paving. Please supply calculations to evidence that this increase in impermeable area is adequately accounted for in design. See enclosed latest Microdrainage calcs. Not yet reviewed, awaiting mdx and dwg to facilitate review without plotter.*
9. Remove irrelevant tree symbols (circles) from plans and only include existing trees to be retained and trees to be planted (including associated root protection zones), in order that any impact on

drainage can be assessed. *Irrelevant trees still shown, please remove as per original comment. The circles are proposed trees except for the dashed green circles which are the TPZ areas. We can't remove any other proposed trees that have been designed by others. Trees that are being removed are still shown in some locations. Such as a shrub under plot 47/49.*

10. ~~Catchpits required immediately upstream of any connection to a permeable pavement. Catchpits provided immediately upstream of connections to permeable pavement.~~
11. ~~All connections to pipelines not made to a manhole to be connected via oblique 45 degree junctions. Add note. Okay.~~
12. ~~Site access road is some of this area to drain into Yapton Road provide drainage details/discharge rate. Section of road draining to Yapton Road clearly shown, approval of WSCC required. The Section 278 drawings and calcs are enclosed. Still subject to approval by WSCC highways. Okay, down to WSCC highways to approve.~~
13. ~~Add pipe diameters immediately upstream of all distribution tanks. Missing from some areas, i.e. on some pipes for plots 24-26, 67-68, 79-82, etc. Please review. Added on latest plan. Okay.~~
14. ~~Vicinity of plot 44 provide manhole where drain from plots 42/43/ joins. Okay.~~
15. ~~Plot 42 RWP not connected. Okay.~~
16. ~~Plot 53 rodding eye invert level lower than downstream invert level. Okay.~~
17. ~~Provide a positive gradient between SCP5 and distribution tank. Unchanged, please review (new SCP28). Revised on latest plan. Okay.~~
18. ~~Plot 56 RWP connected against flow. Okay.~~
19. ~~Plot 58 orifice control – is this necessary? Removed from plans, please provide calculations and commentary to evidence this is okay. This is ok on the latest calcs, refer to the revised Microdrainage calcs. Not yet reviewed, awaiting mdx and dwg to facilitate review without plotter.~~
20. ~~Permeable pavement area 2.000 – outlet pipe/distribution tank invert higher than permeable pavement formation. Formation level raised, but I.L. on incoming DTs kept the same. One is now lower than formation level. Please revise. The lowest level of the DT is 8.650 now on the latest plan. This is the same as the formation level of the permeable paving. Okay.~~
21. ~~All orifices less than 50mm diameter – can these been increased in diameter to at least 50mm? Orifices less than 50mm diameter still included. Is there any scope to increase to 50mm? This would affect the downstream storage and cause further flooding. Not yet reviewed, awaiting mdx and dwg to facilitate review without plotter.~~
22. ~~A blue line surrounds some permeable paved area – remove blue line as it confuses with the drainage. Some areas were not included within this blue line – not sure why? Make it clear on the plans/legend as to the areas of permeable paving. Okay.~~
23. ~~Western boundary ditch – 3m (free of buildings/fences) from the top of the bank has not been entirely achieved on the development side. In order to discuss this further, please provide an accurate plan showing your clients legal boundary in respect to the ditch and clearly mark your proposed fences/boundaries for the properties. A site visit may be required subsequently. Okay.~~
24. ~~Footpath between plots 14/15 – is this permeable paving? Indicate how it drains. Still unclear. This is designed to crossfall into the landscaping alongside the path. Okay.~~
25. ~~All pipes to connect soffit to soffit unless otherwise stated (add note). Okay.~~
26. ~~Where pipes are connecting to larger pipes, show the invert level of the connecting pipes to show that item 25 is complied with. This includes the main pipelines in the estate road. Okay.~~
27. ~~Road gully east side of S15 – show connection clearly. Okay.~~
28. ~~Can the visitor spaces/laybys on the estate road be made permeable? No change, please provide an explanation as to why these cannot be permeable or make permeable. The road is proposed to be adoptable and therefore cannot be permeable since highways would not accept this. Okay.~~
29. ~~Road gullies west side of S2 not showing connections and road gully on east side connecting against the flow. Okay.~~
30. ~~RWP plot 41 – connect direct to SCP5A rather than the distribution tank. Okay.~~
31. ~~RWP plot 38 garage – connect downstream of rodding eye. Okay.~~
32. ~~RWP plot 36 garage – no connection shown. Okay.~~
33. ~~Link from permeable paving area 3.000 to 7.000 – specify pipe diameter. Pipes need to connect at formation level of the pavements. Okay.~~

34. Orifice manholes – include symbol on legend but adjust symbol to make them more obvious. *Please address the comment. The symbol has been amended on the latest plan Not yet reviewed, awaiting mdx and dwg to facilitate review without plotter.*
35. Permeable paving area 3.000 – outlet pipe invert is lower than formation level. *Okay.*
36. ~~Ensure all outlet diffuser unit symbols are different to incoming diffuser unit symbols. Please review and add to the key. For example outgoing diffuser on permeable paving area 8.000 not shown correctly. Key has been revised on latest plans. Okay.~~
37. Plot 26 RWP connecting against flow. *Okay.*
38. Plot 79 – manhole upstream of distribution tank needs moving to accommodate pipe connections. *Okay.*
39. ~~If there are alternative options to running pipes under garages, then please consider. Please provide commentary. This is only done where necessary to avoid very long runs across shared gardens. Appropriate lintels will be provided in the construction of the garage to accommodate the pipe passing through the structure. Okay.~~
40. RWP's rear plots 22, 26, 27, 78, 85 & 86 not connected. *Okay.*
41. 2nd central ditch – add note to say 'to be filled in and banks on southern ditch to be made good'. *Okay.*
42. Plot 95 parking area construction appears too close to the ditch bank. *Okay.*
43. ~~Add note 'all ditches for which your client has riparian responsibility to be cleared/desilted to the satisfaction of the ADC drainage engineer'. Please add a note on the southern section of the ditch, in addition to that added to eastern section. Notes added on latest plans Okay.~~
44. Provide erosion control measures between the toes of pond inlet headwalls and the base of the pond. *Please provide. See latest details on drg 5105. Please add notes to drawing regarding bagwork, i.e. material of bags, fill, tamped, pins, bond pattern, etc.*
45. HWMH17 to S6 – should connect soffit to soffit at S6 and clashes with pipe from plots 90-95. Redirect 90-95 to S6? *Okay.*
46. SW corner culvert – existing culvert to be removed entirely. New culvert to be of shorter length as possible and min. 600mm pipe (twin walled polypipe or concrete). Provide section drawing. Specify bedding, gradient, upstream & downstream invert levels. Provide headwall construction details (no grilles required). Pipe inverts to be set at 'true' bed level ie. not silt level. *Layout adjusted. Please provide section drawing and construction detail drawing. See section CC on revised drawing 1060. Details will be review under land drainage consent. However, would note that you have contradicting flow direction arrows.*
47. Land Drainage Consent required for culvert works in SW corner. The existing consent application for the outfall to the ditch will need to consider any necessary modifications resulting from this email. *Noted*
48. Hydrobrakes – provide manufacturers technical data sheets. *Please provide. See enclosed Hydro data sheets Not yet reviewed, awaiting mdx and dwg to facilitate review without plotter.*
49. Where pipes cross the diverted foul rising main – has this been checked for clashes? *Please confirm. The diverted foul rising main is subject to design by Southern Water. Once we have the design for this then we will check the levels and ensure that it doesn't clash with the other drainage runs. If alterations are required to surface water drainage network details will have to be submitted under an application to discharge the conditions again.*
50. 450mm inlet pipes to pond to have 'cranked' grilles. *Please provide cranked grilles. See revised detail on drawing 5105. Please indicate where lock will be located, please indicate how trash screen will be secured to headwall.*
51. ~~Overflow at S11 – is this required? Please provide commentary. No, this has been removed. Okay.~~
52. ~~Pond outlet pipe specified as 150mm and 225mm diameter? Okay.~~
53. Pond outlet headwall requires cranked grille – may need to adjust proposed headwall construction to suit. *Please provide cranked grille. See revised detail on drawing 5105. Please indicate where lock will be located, please indicate how trash screen will be secured to headwall.*
54. SMH control manhole on pond outlet – overflow pipe shown on plan? *Overflow not shown on detail. Please provide site specific detail. Revised on drawing 5102. Please indicate levels on*

construction detail drawing, including level of overflow. Please also provide a table of weir crest heights for flow controls from permeable paving.

55. SMH hydrobrake specified with 1.6m head but this cannot be achieved based upon the levels provided. *Revised calculations need to be submitted. Design head must match between calculations and drawings. Refer to the latest Microdrainage scales enclosed. Not yet reviewed, awaiting mdx and dwg to facilitate review without plotter.*
56. ~~Road gullies outside plot 84 connecting against flow on 450mm pipe. Connection shown into side of headwall. Please provide construction detail drawing for this.~~ *The layout has been revised to show a connection upstream into the 450mm pipe. Okay.*
57. ~~Manhole south east corner plot 63 move to improve pipe angles ie. not <90 degrees. Site layout appears to have changed.~~

Confirmed-----so longer an issue. Okay.

58. ~~Ditch on eastern boundary—any section to be retained must have a maintenance corridor of 3m from the top of the bank (free of buildings/fences). I would suggest retaining the ditch from where it meets the southern ditch up to a point just south of plot 64. This section is to be cleared and desilted to the satisfaction of the ADC engineer—add note. Indicate proposed bed levels to achieve true bed levels. No granular material or crates to be placed into the ditch. North of here I would suggest laying a french drain/gravel filled trench (wrapped in permeable geotextile) all the way up the eastern boundary to intercept run off flowing towards the gravel boards and adjacent retaining walls. This would also replace any proposed crates. Headwall required where the french drain meets the shortened ditch. Adjust layout plan and provide construction details. Land drainage consent is also required for the ditch/headwall works. Please provide construction details. See details on drawing S402. Details will be fully reviewed under land drainage consent.~~
59. ~~Road construction south of plot 64 is very close to the ditch bank—please advise and adjust to prevent any detriment to the road or ditch. Layout adjusted.~~

Confirmed layout has been adjusted. Okay.

60. ~~Dwg. 19812-GS-Z1-XX-DT-C-5106—Make it clear that no part of the headwall structure should encroach into the profile of the ditch. Add note to section drawings. Note added on latest drawing S406. Okay.~~
61. Orifice chambers – specify weir levels. *Not specified. The wier levels are shown on the layout adjacent to the orifice chambers. As detailed earlier, please include table on construction detail drawing sheet.*
62. Is there scope to raise the pond outlet pipe level in order to provide more freeboard between ditch bed and pipe invert? *No adjustment, please provide commentary. Unfortunately this isn't possible without raising the plot levels on the site further. This is because the road is to be adopted. Therefore the surface water drainage needs to be adopted by the water authority, therefore minimum cover needs to be provided on the main carrier drain. We already have only 850mm cover on the 300mm drain at S15 near the head of run – we can't lift this any further. 150mm between I.L of incoming pipe and ditch bed is our absolute minimum requirement. Is there potential to regrade the ditch bed further? Please provide further downstream ditch bed levels.*
63. Southern and western ditches – provide proposed levels along its length to achieve true bed levels. These levels will need to tie in with true bed levels downstream of the site. *I presume that the levels shown are not the proposed levels, as these rise and fall along the watercourse length and bed level is higher than downstream culvert invert level. The survey levels shown along the ditch are existing. It is only proposed to change the bed level by slightly lowering downstream of the outfall to provide enough freeboard for the site to drain effectively. There is more than sufficient scope for this as downstream on the adjacent site ditch levels are much lower, in fact at the eastern end of the ditch on the adjacent site bed levels are at 6.73m AOD. Ditch must be regraded throughout to desilt*

and ensure consistent falls from incoming structures, culverts, etc. Sharp changes in bed profile should be avoided. The new culvert would also soon silt up if downstream invert levels are not corrected.

64. ~~Hydrobrake chamber detail—rings to be surrounded in 150mm thick concrete and to be extended down to the bottom of its base. All to be ST4 concrete. Add benching construction notes and include hydro international details referred to. Note is not clear that surround extends to bottom of base, benching note missing, hydro international details not included. See revised detail on drawing S102. Okay.~~
65. ~~PCC ring catchpit detail—unsure if this type is being specified anywhere? If, so detail where and include brickwork under manhole cover/frame and extend concrete surround up to top of cover slab. Specify ring diameter. Unclear as to where specified, include MH schedule. The Highway chambers at the northern end of the access road are catchpits. MH schedule has been added to the latest layout. Okay.~~
66. ~~Provide catch pit detail for all manholes immediately upstream of permeable paving connections. Okay.~~
67. ~~Adoptable outfall headwall detail—remove flat grille and specify cranked including bar spacings, etc. Incorporate Athlon detailed drawing within this drawing. Pond bed level shown as 7.800 but 7.900 on plans. Please address points. Pond base level is shown as 8.000 on plan with a reduced wet base level of 7.750. The detail has been revised to show a sloped Athlon Fish screen. Okay.~~
68. ~~'Impermeable' paving detail shows drilled holes below. If Impermeable what is the purpose of the holes? Holes still stated. Marshall's recommendation is to have holes in the DBM layer to prevent water sitting in the bedding layer for long periods, and causing instability of the bedding layer in the long term. Okay.~~
69. Permeable paving detail – show impermeable membrane wrapping at bottom and up sides, unless there are areas where permeable can be specified (bearing in mind ground raising) where some infiltration can be achieved and also ensuring that peak recorded groundwater levels will not be located within the sub base. *Please address.* Permeable paving is not designed to infiltrate into the ground and therefore a liner is shown on the detail on drawing S103 and S101, where it can be seen wrapping up the sides. *See point 2 above.*
70. ~~Provide sloping formation permeable paving detail. Please provide. The section through permeable paving and distribution tanks shown on drawing S101 is applicable to both level and sloping formations. I have added a note this effect on the detail now. Okay.~~
71. ~~Baffle detail—Make it clear that the top of the concrete is level with the top of the sub base. Okay.~~
72. Provide pond construction detail including impermeable liner and any necessary anti-buoyancy measures. Floatation calcs to be provided. *Please provide.* Pond sections now shown on drawing S108. *Flotation calculations not provided, please provide based on onsite GW monitoring. If further onsite winter monitoring was not completed please complete calculations and design based upon GW at surface. If a design cannot be achieved within the site layout based upon this, discharge of conditions and commencement on site will have to wait until at least next April, i.e. after adequate winter groundwater monitoring has been completed.*
73. Provide construction detail distribution tanks on permeable paving outlets. *Please make it clear that invert level of outlet tanks is at formation level.* Note added to DT detail on drg S101.
74. Provide detail concrete bag inlets to pond. *Please ensure it is clear what these details refer to, text over text.* They refer to the locations where we have shown concrete bagwork headwalls on the layout. I have revised the detail to just show the one type of headwall which can be used for the pond or ditch location. *Please provide separate site specific details, showing bed levels and invert levels, clearly labelled to show which detail applies to which setting.*
75. I note the pond bed is lower than the outlet from the pond. Are you looking to achieve a 'wet' pond. If so, is there to be a planting scheme? Provide details. *Please provide further detail, include on sections.* The pond sections are shown on drawing S108. The detail of the planting is subject to detailed design by others. *When is the detailed planting design being completed?*
76. The Microdrainage calcs will be reviewed once they have been revised to suit the comments in this email. However, the calculations will need to simulate against a surcharged outfall. Flooding was noted on the calculations – it needs to be proven that any flood water can be retained on site

without detriment to property. Ensure that no water emanates from the road gully in the SE corner of the site which is likely to be one of the lowest spots. *No revised calculations submitted. See enclosed microdrainage calcs. Not yet reviewed, awaiting mdx and dwg to facilitate review without plotter.*

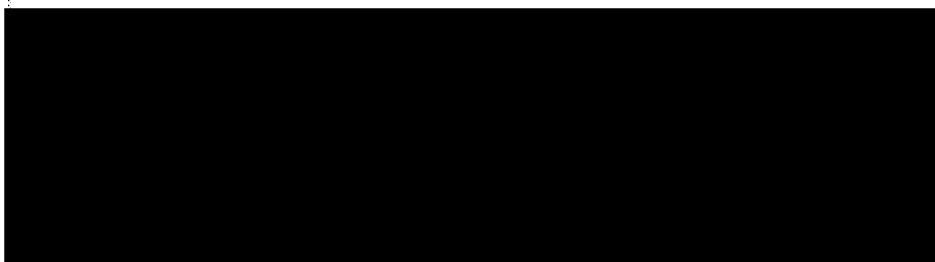
77. The pond perimeter will require 300mm freeboard about the top predicted water levels. *Will be reviewed when construction details, revised calculations, and flotation calculations are provided. The calculations show that there is approx. 150mm freeboard to the top of the pond on the 1 in 100 year + 40%cc simulation, and approx. 300mm freeboard on the 1 in 100 year + 20%cc simulation. Insufficient freeboard, we require 300mm on the 1 in 100 year + 40%cc simulation.*

78. Maintenance manual;

- a. ~~Remove any reference to any infiltration from the pond.~~ *Okay.*
- b. ~~Explain via commentary as to how surface water drainage system is designed to work, so it can easily be understood by the management company/residents.~~ *Okay.*
- c. Include maintenance for orifice's, hydrobrakes, grilles and the eastern boundary french drain. *Maintenance of orifices is not clear in document, ensure importance of these being checked and cleared is emphasised. Expand upon French drain maintenance requirements. See updated maintenance plan*
- d. Adjust the manual to suit a 'wet' pond or primarily 'dry' pond bearing in mind item 75. *Okay, further review once construction detail is provided.*
- e. Include the removal of tree saplings that may root within the pond. *Okay, further review once construction detail is provided.*
- f. Approved drawings will eventually need to be included in the manual.
- g. The 'responsibility' drawing will need updating.
- h. Ditch clearance – specifically refer to the removal of silt in the ditch base. Make it clear that all ditches for which the management company will have 'riparian' responsibility to be included for maintenance. Make reference to bird nesting season and the limitations on maintenance during that time. *Okay.*

This will be further reviewed once more of the points above have been closed out.

Kind Regards,



Hi Laura

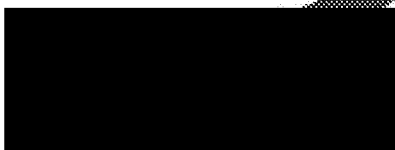
For your attention.

Many thx

Paul Cann

Principal Drainage Engineer

Engineering Services



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



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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 26 June 2020 19:21

[REDACTED]

Paul,

Please see the email below and the attached revised plans for the discharge of condition application **BN/30/20/DOC** for Angels Nursery, Yapton Road, Barnham.

Are you satisfied with the revised plans?

Regards,

Michael

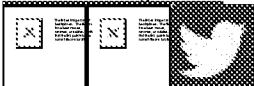
Michael Eastham

Principal Planning Officer,

Planning Department



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

Please find attached the updated information from our engineers in relation to the above DOC application.

In relation to item 3 (*"3. The main surface water sewers are to be adopted by Southern Water and highway drainage adopted by West Sussex County Council. We will need to see their comments on the design and their requirements incorporated"*), I have been asked to seek some clarity in relation to this query.

It is unclear whether the comments sought from Southern Water and WSCC are via the discharge of condition application; or via other technical approvals (such as the s38 and s104 processes). If it is the latter, then this cannot hold up the discharge of condition (and ultimately if this is a requirement of the condition it would fail to pass the test of necessity). For ease of reference, the Planning Practice Guidance states:

"Conditions requiring compliance with other regulatory regimes will not meet the test of necessity and may not be relevant to planning. Use of informatives to remind the applicant to obtain further planning approvals and other consents may be more appropriate."

(see <https://www.gov.uk/guidance/use-of-planning-conditions#Government-policy-on-use-of-conditions>)

If it is the former, it is disappointing these bodies have not commented on the application, given it has been with the Authority since the end of March; and we would ask that the Council provides them with clear timescales to comment.

I trust the attached information this provides sufficient clarity for the Council to allow the discharge of the condition, but if there are any further queries, please do not hesitate to contact me.

Whilst writing, is there any update from the Council in relation to application BN/28/20/DOC, which requires the layout to provide future access and maintenance of any watercourse? I believe that the access has been confirmed as acceptable by the drainage team (at items 4, 23, and 58).

Kind regards

Craige



=====
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=====

Craige,

It would be good if you could submit the revised drainage details today for discharge of condition application **BN/30/20/DOC** regarding Angels Nursery, Yapton Road, Barnham.

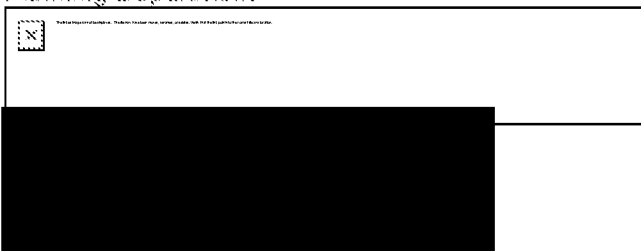
Kind regards,

Michael

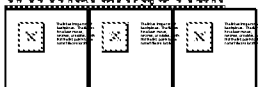
Michael Eastham

Principal Planning Officer,

Planning Department



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

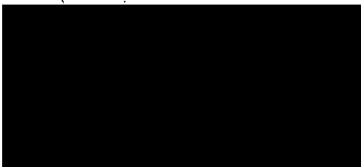
Thank you for the email. Our engineers have said they would be providing updates 'Wednesday or Thursday' (today / tomorrow), so I would hope that these are with the Council by Friday 26th at the very latest (we want to run through the information to make sure that they have addressed all of the questions put to them).

Kind regards

Craige

Craige Burden
Head of Planning

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8GB



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VALUING PEOPLE AND BUILDING RESPONSIBLY

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 Think before you print



=====
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=====

Dear Craige,

When do you expect to be able to submit the revised drainage details for discharge of condition application **BN/30/20/DOC** for Angels Nursery?

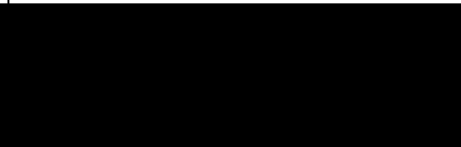
Kind regards,

Michael

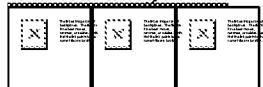
Michael Eastham

Principal Planning Officer,

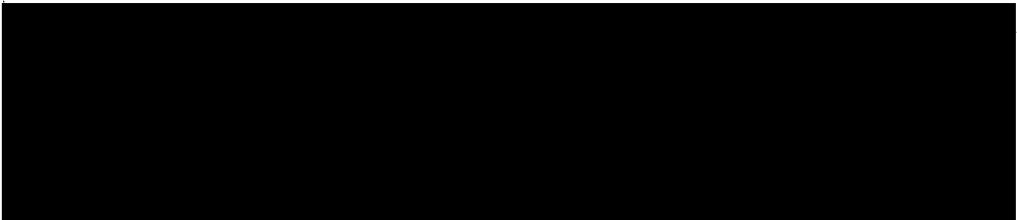
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Dear Craige,

Please find attached the further consultation response from **ADC Drainage Engineers** to discharge of condition application **BN/30/20/DOC** for Angels Nursery, Barnham.

I look forward to receiving your response.

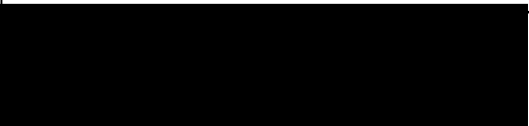
Kind regards,

Michael

Michael Eastham

Principal Planning Officer,

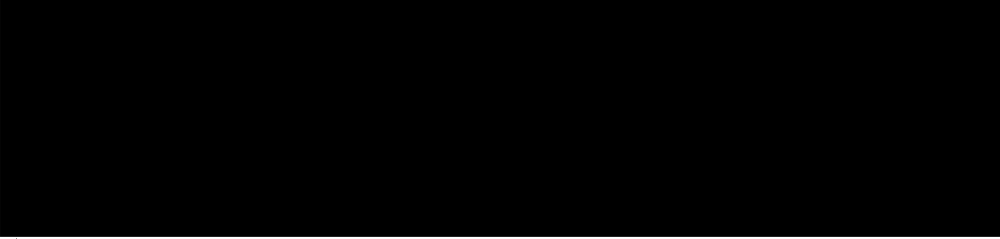
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Dear Michael,

Please see our further comments regarding surface water drainage relating to BN/28/20/DOC. 16/06/20 review comments are shown in *red italics*, items that are now closed are struck through.

Please note that it also appears the site layout has changed, specifically around plot 63.

1. It is noted that ground levels are being raised over much of the site, some significantly. This creates surface water run off issues on the eastern boundary which have been partly addressed but is discussed further in the comments below. The planning officer has been advised of the ground raising to determine any other potential planning considerations.
2. Infiltration has been discounted on this site due to the very high water table and poor infiltration at shallow depths, which is reflected on adjoining sites. Unless, you have evidence to suggest otherwise.
3. The main surface water sewers are to be adopted by Southern Water and highway drainage adopted by West Sussex County Council. We will need to see their comments on the design and their requirements incorporated.
4. ~~The pond is too close to the southern ditch ie. top of pond slope to be at least 3m from the top of the ditch bank. Reconfigure and include dimensions on plan.~~ *Okay.*
5. Permeable paving to be included in all parking areas/driveways. Please adjust and remove any yard gully's as necessary. *Permeable paving is not included within all driveways as requested.*
6. Show permeable paved finished surface levels, based levels on sloping formation pavements (ie, adj. plots 79-82 and 76-78), sub base thickness, on plans. Ensure that all incoming pipes to the permeable paving is raised as high as possibly above formation level but obviously totally within the sub base. A number of connecting pipes have inverts made at formation level. Please investigate raising these. *Finish levels are now included on plans. However, sub-base thickness is not, formation levels unclear. Invert levels of incoming pipes have not changed. Invert levels need to be reviewed to ensure incoming I.L.s are at least the same as or higher than outgoing.*
7. Show finished road/surface levels. *Not shown.*
8. Building east of plots 48/50. The low ground levels are noted here, however, soakaways are not considered suitable – rethink needed. *Area directed into permeable paving. Please supply calculations to evidence that this increase in impermeable area is adequately accounted for in design.*
9. Remove irrelevant tree symbols (circles) from plans and only include existing trees to be retained and trees to be planted (including associated root protection zones), in order that any impact on drainage can be assessed. *Irrelevant trees still shown, please remove as per original comment.*
10. ~~Catchpits required immediately upstream of any connection to a permeable pavement. Catchpits provided immediately upstream of connections to permeable pavement.~~

11. ~~All connections to pipelines not made to a manhole to be connected via oblique 45 degree junctions. Add note. Okay.~~
12. Site access road – is some of this area to drain into Yapton Road – provide drainage details/discharge rate. *Section of road draining to Yapton Road clearly shown, approval of WSCC required.*
13. Add pipe diameters immediately upstream of all distribution tanks. *Missing from some areas, i.e. on some pipes for plots 24-26, 67-68, 79-82, etc. Please review.*
14. ~~Vicinity of plot 44 – provide manhole where drain from plots 42/43/ joins. Okay.~~
15. ~~Plot 42 – RWP not connected. Okay.~~
16. ~~Plot 53 – rodding eye invert level lower than downstream invert level. Okay.~~
17. Provide a positive gradient between SCP5 and distribution tank. *Unchanged, please review (now SCP28).*
18. ~~Plot 56 – RWP connected against flow. Okay.~~
19. Plot 58 orifice control – is this necessary? *Removed from plans, please provide calculations and commentary to evidence this is okay.*
20. Permeable pavement area 2.000 – outlet pipe/distribution tank invert higher than permeable pavement formation. *Formation level raised, but I.L. on incoming DTs kept the same. One is now lower than formation level. Please revise.*
21. All orifices less than 50mm diameter – can these been increased in diameter to at least 50mm? *Orifices less than 50mm diameter still included. Is there any scope to increase to 50mm?*
22. ~~A blue line surrounds some permeable paved area – remove blue line as it confuses with the drainage. Some areas were not included within this blue line – not sure why? Make it clear on the plans/legend as to the areas of permeable paving. Okay.~~
23. Western boundary ditch – 3m (free of buildings/fences) from the top of the bank has not been entirely achieved on the development side. In order to discuss this further, please provide an accurate plan showing your clients legal boundary in respect to the ditch and clearly mark your proposed fences/boundaries for the properties. *A site visit may be required subsequently. Okay.*
24. Footpath between plots 14/15 – is this permeable paving? Indicate how it drains. *Still unclear.*
25. ~~All pipes to connect soffit to soffit unless otherwise stated (add note). Okay.~~
26. ~~Where pipes are connecting to larger pipes, show the invert level of the connecting pipes to show that item 25 is complied with. This includes the main pipelines in the estate road. Okay.~~
27. ~~Road gully east side of S15 – show connection clearly. Okay.~~
28. Can the visitor spaces/laybys on the estate road be made permeable? *No change, please provide an explanation as to why these cannot be permeable or make permeable.*
29. ~~Road gullies west side of S2 not showing connections and road gully on east side connecting against the flow. Okay.~~
30. ~~RWP plot 41 – connect direct to SCP5A rather than the distribution tank. Okay.~~
31. ~~RWP plot 38 garage – connect downstream of rodding eye. Okay.~~
32. ~~RWP plot 36 garage – no connection shown. Okay.~~
33. ~~Link from permeable paving area 3.000 to 7.000 – specify pipe diameter. Pipes need to connect at formation level of the pavements. Okay.~~
34. Orifice manholes – include symbol on legend but adjust symbol to make them more obvious. *Please address the comment.*
35. ~~Permeable paving area 3.000 – outlet pipe invert is lower than formation level. Okay.~~
36. Ensure all outlet diffuser unit symbols are different to incoming diffuser unit symbols. *Please review and add to the key. For example outgoing diffuser on permeable paving area 8.000 not shown correctly.*
37. ~~Plot 26 RWP connecting against flow. Okay.~~
38. ~~Plot 79 – manhole upstream of distribution tank needs moving to accommodate pipe connections. Okay.~~
39. If there are alternative options to running pipes under garages, then please consider. *Please provide commentary.*
40. ~~RWP's rear plots 22, 26, 27, 78, 85 & 86 not connected. Okay.~~
41. ~~2nd central ditch – add note to say 'to be filled in and banks on southern ditch to be made good'. Okay.~~
42. ~~Plot 95 parking area construction appears too close to the ditch bank. Okay.~~
43. Add note 'all ditches for which your client has riparian responsibility to be cleared/desilted to the satisfaction of the ADC drainage engineer'. *Please add a note on the southern section of the ditch, in addition to that added to eastern section.*
44. Provide erosion control measures between the toes of pond inlet headwalls and the base of the pond. *Please provide.*

45. ~~HWMH17 to S6 – should connect soffit to soffit at S6 and clashes with pipe from plots 90-95. Redirect 90-95 to S6?~~ *Okay.*
46. SW corner culvert – existing culvert to be removed entirely. New culvert to be of shorter length as possible and min. 600mm pipe (twin walled polypipe or concrete). Provide section drawing. Specify bedding, gradient, upstream & downstream invert levels. Provide headwall construction details (no grilles required). Pipe inverts to be set at 'true' bed level ie. not silt level. *Layout adjusted. Please provide section drawing and construction detail drawing*
47. Land Drainage Consent required for culvert works in SW corner. The existing consent application for the outfall to the ditch will need to consider any necessary modifications resulting from this email.
48. Hydrobrakes – provide manufacturers technical data sheets. *Please provide.*
49. Where pipes cross the diverted foul rising main – has this been checked for clashes? *Please confirm.*
50. 450mm inlet pipes to pond to have 'cranked' grilles. *Please provide cranked grilles.*
51. Overflow at S11 – is this required? *Please provide commentary.*
52. ~~Pond outlet pipe specified as 150mm and 225mm diameter?~~ *Okay.*
53. Pond outlet headwall requires cranked grille – may need to adjust proposed headwall construction to suit. *Please provide cranked grille.*
54. SMH control manhole on pond outlet – overflow pipe shown on plan? *Overflow not shown on detail. Please provide site specific detail.*
55. SMH hydrobrake specified with 1.6m head but this cannot be achieved based upon the levels provided. *Revised calculations need to be submitted. Design head must match between calculations and drawings.*
56. Road gullies outside plot 84 connecting against flow on 450mm pipe. *Connection shown into side of headwall. Please provide construction detail drawing for this.*
57. Manhole south east corner plot 63- move to improve pipe angles ie. not <90 degrees. *Site layout appears to have changed.*
58. Ditch on eastern boundary – any section to be retained must have a maintenance corridor of 3m from the top of the bank (free of buildings/fences). I would suggest retaining the ditch from where it meets the southern ditch up to a point just south of plot 64. This section is to be cleared and desilted to the satisfaction of the ADC engineer – add note. Indicate proposed bed levels to achieve true bed levels. No granular material or crates to be placed into the ditch. North of here I would suggest laying a french drain/gravel filled trench (wrapped in permeable geotextile) all the way up the eastern boundary to intercept run off flowing towards the gravel boards and adjacent retaining walls. This would also replace any proposed crates. Headwall required where the french drain meets the shortened ditch. Adjust layout plan and provide construction details. Land drainage consent is also required for the ditch/headwall works. *Please provide construction details.*
59. Road construction south of plot 64 is very close to the ditch bank – please advise and adjust to prevent any detriment to the road or ditch. *Layout adjusted.*
60. Drg. 19812-GS-Z1-XX-DT-C-5106 – Make it clear that no part of the headwall structure should encroach into the profile of the ditch. *Add note to section drawings.*
61. Orifice chambers – specify weir levels. *Not specified.*
62. Is there scope to raise the pond outlet pipe level in order to provide more freeboard between ditch bed and pipe invert? *No adjustment, please provide commentary.*
63. Southern and western ditches – provide proposed levels along its length to achieve true bed levels. These levels will need to tie in with true bed levels downstream of the site. *I presume that the levels shown are not the proposed levels, as these rise and fall along the watercourse length and bed level is higher than downstream culvert invert level.*
64. Hydrobrake chamber detail – rings to be surrounded in 150mm thick concrete and to be extended down to the bottom of its base. All to be ST4 concrete. Add benching construction notes and include hydro international details referred to. *Note is not clear that surround extends to bottom of base, benching note missing, hydro international details not included.*
65. PCC ring catchpit detail – unsure if this type is being specified anywhere? If, so detail where and include brickwork under manhole cover/frame and extend concrete surround up to top of cover slab. Specify ring diameter. *Unclear as to where specified, include MH schedule.*
66. ~~Provide catch pit detail for all manholes immediately upstream of permeable paving connections.~~ *Okay.*
67. Adoptable outfall headwall detail – remove flat grille and specify cranked including bar spacings, etc. Incorporate Athlon detailed drawing within this drawing. Pond bed level shown as 7.800 but 7.900 on plans. *Please address points.*

68. 'Impermeable' paving detail shows drilled holes below. If Impermeable what is the purpose of the holes? *Holes still stated.*
69. Permeable paving detail – show impermeable membrane wrapping at bottom and up sides, unless there are areas where permeable can be specified (bearing in mind ground raising) where some infiltration can be achieved and also ensuring that peak recorded groundwater levels will not be located within the sub base. *Please address.*
70. Provide sloping formation permeable paving detail. *Please provide.*
71. ~~Baffle detail – Make it clear that the top of the concrete is level with the top of the sub base.~~ *Okay.*
72. Provide pond construction detail including impermeable liner and any necessary anti-buoyancy measures. Floatation calcs to be provided. *Please provide.*
73. Provide construction detail distribution tanks on permeable paving outlets. *Please make it clear that invert level of outlet tanks is at formation level.*
74. Provide detail concrete bag inlets to pond. *Please ensure it is clear what these details refer to, text over text.*
75. I note the pond bed is lower than the outlet from the pond. Are you looking to achieve a 'wet' pond. If so, is there to be a planting scheme? Provide details. *Please provide further detail, include on sections.*
76. The Microdrainage calcs will be reviewed once they have been revised to suit the comments in this email. However, the calculations will need to simulate against a surcharged outfall. Flooding was noted on the calculations – it needs to be proven that any flood water can be retained on site without detriment to property. Ensure that no water emanates from the road gully in the SE corner of the site which is likely to be one of the lowest spots. *No revised calculations submitted.*
77. The pond perimeter will require 300mm freeboard about the top predicted water levels. *Will be reviewed when construction details, revised calculations, and floatation calculations are provided.*
78. Maintenance manual;
 - a. ~~Remove any reference to any infiltration from the pond.~~ *Okay.*
 - b. ~~Explain via commentary as to how surface water drainage system is designed to work, so it can easily be understood by the management company/residents.~~ *Okay.*
 - c. Include maintenance for orifice's, hydrobrakes, grilles and the eastern boundary french drain. *Maintenance of orifices is not clear in document, ensure importance of these being checked and cleared is emphasised. Expand upon French drain maintenance requirements.*
 - d. Adjust the manual to suit a 'wet' pond or primarily 'dry' pond bearing in mind item 75. *Okay, further review once construction detail is provided.*
 - e. Include the removal of tree saplings that may root within the pond. *Okay, further review once construction detail is provided.*
 - f. Approved drawings will eventually need to be included in the manual.
 - g. The 'responsibility' drawing will need updating.
 - h. Ditch clearance – specifically refer to the removal of silt in the ditch base. Make it clear that all ditches for which the management company will have 'riparian' responsibility to be included for maintenance. Make reference to bird nesting season and the limitations on maintenance during that time. *Okay.*

Kind Regards,



Comments on surface water drainage (these comments also relate to BN/28/20/DOC);

1. It is noted that ground levels are being raised over much of the site, some significantly. This creates surface water run off issues on the eastern boundary which have been partly addressed but is discussed further in the comments below. The planning officer has been advised of the ground raising to determine any other potential planning considerations.
2. Infiltration has been discounted on this site due to the very high water table and poor infiltration at shallow depths, which is reflected on adjoining sites. Unless, you have evidence to suggest otherwise.
3. The main surface water sewers are to be adopted by Southern Water and highway drainage adopted by West Sussex County Council. We will need to see their comments on the design and their requirements incorporated.
4. The pond is too close to the southern ditch ie. top of pond slope to be at least 3m from the top of the ditch bank. Reconfigure and include dimensions on plan.
5. Permeable paving to be included in all parking areas/driveways. Please adjust and remove any yard gully's as necessary.
6. Show permeable paved finished surface levels, based levels on sloping formation pavements (ie, adj. plots 79-82 and 76-78), sub base thickness, on plans. Ensure that all incoming pipes to the permeable paving is raised as high as possible above formation level but obviously totally within the sub base. A number of connecting pipes have inverts made at formation level. Please investigate raising these.
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10. Catchpits required immediately upstream of any connection to a permeable pavement.
11. All connections to pipelines not made to a manhole to be connected via oblique 45 degree junctions. Add note.
12. Site access road – is some of this area to drain into Yapton Road – provide drainage details/discharge rate.
13. Add pipe diameters immediately upstream of all distribution tanks.
14. Vicinity of plot 44 – provide manhole where drain from plots 42/43/ joins.
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- showing your clients legal boundary in respect to the ditch and clearly mark your proposed fences/boundaries for the properties. A site visit may be required subsequently.
24. Footpath between plots 14/15 – is this permeable paving? Indicate how it drains.
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 37. Plot 26 RWP connecting against flow.
 38. Plot 79 – manhole upstream of distribution tank needs moving to accommodate pipe connections.
 39. If there are alternative options to running pipes under garages, then please consider.
 40. RWP's rear plots 22, 26, 27, 78, 85 & 86 not connected.
 41. 2nd central ditch – add note to say 'to be filled in and banks on southern ditch to be made good'.
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 51. Overflow at S11 – is this required?
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66. Provide catch pit detail for all manholes immediately upstream of permeable paving connections.
67. Adoptable outfall headwall detail – remove flat grille and specify cranked including bar spacings, etc. Incorporate At

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Laura Gibbons

Engineer, Arun & Worthing Councils

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



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