

From: Laura Gibbons
Sent: 08 April 2019 09:25
To: Simon Davis; Planning.Responses
Subject: RE: BN/50/18/PL The Fallows

Hi Simon,

The proposed crate cross sections are now acceptable. However, the layout plans are still unacceptable for the following reasons:

1. Two identical dimensioned crates are shown. Yet calculations provided state that a 15.27x4.967m soakaway is required for the house, and one 7.81x3.55m soakaway is required for the garage.
2. No invert or cover levels are provided.
3. No dimensions are provided for the soakaways.
4. Silt traps not provided.
5. Pipe diameters, falls, materials not included.

Please can the plan be updated to cover these points.

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: Simon Davis
Sent: 02 April 2019 11:20
To: Planning.Responses
Cc: Laura Gibbons
Subject: FW: BN/50/18/PL The Fallows

Planning.Responses – please see Action Sheet

Laura – further plans/details for you to consider (ignore the attached email as you have already seen this).

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: stephen jupp [REDACTED]
Sent: 01 April 2019 12:10
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Danny Keet [REDACTED]
Subject: Re: BN/50/18/PL The Fallows

Simon
amended design and site plan attached
if there are any outstanding matters on soakway design please condition as a pre-commenemcent.
Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB

On 1 Apr 2019, at 10:37, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Steve,

I have had advice form Laura re rainwater harvesting. However, I understand from Danny that a revised scheme is coming in though so am providing this advice for info only:

“We do not take into account rainwater harvesting systems because the largest rainfall volumes are seen in the winter when reuse demands are at their lowest, and people go on holiday etc. i.e. we have no control over them.”

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: stephen jupp [REDACTED]
Sent: 28 March 2019 10:39
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Danny Keet [REDACTED]
Subject: Re: BN/50/18/PL The Fallows

Simon

the requirement for invert depths is impossible until a levels survey is done.
It does seem a very onerous requirement for a single plot.
If we decide to go for rainwater harvesting what sort of details are going to be required?

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB



On 28 Mar 2019, at 09:14, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Steve,

Further comments below:

"I have reviewed the minimum cover depths recommended by the manufacturer. All of the potential crate types require a minimum cover depth of 300mm in non-trafficked areas. Furthermore, the crates must have 100mm coarse sand over the top. Therefore, the proposals are unacceptable, and I would once again recommend the applicant looks at using a shallower crate or lowering the proposed invert. Our

requirements are only that infiltrating structures are located above maximum recorded groundwater levels.

I note that calculations for two soakaways are provided, yet only one is shown on the layout plan. Please ensure that layout plans meet calculation requirements.

I did not explicitly state previously our requirements for the layout plan, as I presumed the applicant would look at our checklist (<https://www.arun.gov.uk/drainagechecklist>). The layout plan needs to be updated to ensure that it includes:

- All surface water drainage pipes labelled with; diameters, pipe materials, falls and invert levels.
- All infiltrating structures (including permeable paving) labelled with; dimensions, invert and cover levels.
- All manholes labelled with; cover levels, invert levels, cover types detailed.
- All silt traps clearly labelled with sump depths."

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: stephen jupp <[REDACTED]>
Sent: 27 March 2019 10:45
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Danny Keet <[REDACTED]> Phil Faulkner <[REDACTED]>
Subject: Re: BN/50/18/PL The Fallows

Simon

drainage layout plan attached showing position of soakaway, drain runs and catch pits

also attached is updated soakaway drawings showing omitted the course sand layer over the crates. 200mm of topsoil will now be able to be placed over the soakaway crates to readily allow grass growth. As noted on the drawings the Aquacell crates (Core or Plus units should be installed) shall not be located under vehicular areas.

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB



On 26 Mar 2019, at 17:41, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Hi Steve,

Drainage advice received today in response to your email is that:

"It is unclear if the crates proposed would be suitable for such shallow cover depths. Furthermore, as detailed on the soakaway detail plans 100mm sand is required above the crates, this leaves only 100mm topsoil which wouldn't be sufficient to support grass growth. Shallower crates are available and should be looked at.

Furthermore, a location plan showing the soakaways and upstream pipe work including catchpits needs to be provided. This plan needs to include invert and cover levels.

Feel free to point the applicant in the direction of our checklist <https://www.arun.gov.uk/drainagechecklist> for further information as to our requirements."

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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