

From: Laura Gibbons
Sent: 12 December 2018 12:43
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BN/52/18/DOC Lake Lane Barnham, Discharge of Planning Conditions.

Hi Simon,

I had a discussion with the Engineer for this and have requested a linear drainage channel is located near the accessway to ensure exceedance flow routes are sufficiently controlled.

Thanks,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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From: Simon Davis
Sent: 07 December 2018 13:32
To: Laura Gibbons
Subject: FW: BN/52/18/DOC Lake Lane Barnham, Discharge of Planning Conditions.

Please see below and attached in response to your comments.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: Planning, First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk



From:
Nichol

as Lack [REDACTED]

Sent: 07 December 2018 10:44

To: Simon Davis

Subject: BN/52/18/DOC Lake Lane Barnham, Discharge of Planning Conditions.

Dear Simon

Further to the consultation response from ADC Engineer (Drainage & Coastal) Laura Gibbons, I attach a revised drawing 2015-D1042-002F which on behalf of the applicant I would request be substituted for the superseded 002E on the planning portal please.

The correspondence below suggests that the initial points are being satisfied.

Kind regards
Nicholas Lack
Studio Lack Ltd

From: Mark Akmenkalns [REDACTED]

Sent: 07 December 2018 09:38

To: Laura Gibbons

Cc: David West; Nicholas Lack

Subject: D1042 - BN/52/18 - LAKE LANE, BARNHAM - RGPD Response 07-12-18

Laura,

I would respond to your comments as follows:

1. Further to our telephone conversation yesterday, I write to confirm that we have agreed the design proposals are sufficient and no further storage depth will be required.
2. I understand that the current LDC has in fact expired (maximum 6 months duration) and so we attach the same information package as before and would request this is renewed at the earliest opportunity. Our client will forward a cheque to cover the fee of £450 (3 No. structures @ £150 each) under separate cover.
3. Please see response in item 1, action no longer required.
4. Noted thank you.

As discussed the risk of the permeable pavement 'exceedance run-off' flowing on to the Public Highway is negligible, however your preference is to safeguard this eventually. Therefore we attach the updated drawing 002F to cater for this.

Many thanks in advance.

Regards,

Mark Akmenkalns
Director



Transport Planning and Infrastructure Design Consultants

2, West Barn, Norton Lane, Chichester, PO20 3AF

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

Sent: 06 December 2018 09:40

To: Mark Akmenkalns

Subject: RE: D1042 - BN/52/18 - LAKE LANE, BARNHAM - RGPD Response 28-11-18

Hi Mark,

Sorry about the delay in getting back to you. I have the following comments:

1. The design head will result in water at CL to achieve 2l/s. I would prefer to see some freeboard. See comment 3 below regarding sub base depth.
2. Had a chat with Paul regarding this and he stated that WSCC policy is to now require consent for proposed discharge rates. Due to the age of the consent it would be inappropriate to update the wording. Therefore, you will need another land drainage consent.
3. The construction detail specifies a minimum of 500mm depth of sub base. Please can you update this to say a minimum of 540mm sub base (i.e. to be in excess of maximum water depth).
4. Thank you for the letter, I accept this point is now closed out given this detail and the previous correspondence.

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: Mark Akmenkalns

Sent: 28 November 2018 12:22

To: Laura Gibbons

Cc: David West; Nicholas Lack

Subject: D1042 - BN/52/18 - LAKE LANE, BARNHAM - RGPD Response 28-11-18

Laura,

Further to your email comments and our subsequent telephone conversations I would respond to your recent comments (GREEN) on a point by point basis as follows:

1. The drainage strategy report was approved at planning stage with the 5l/sec flow rate being accepted (Following DEFRA guidance). This is an historic development and was fully approved in principle over 2 years ago and we are merely implementing the approved design. DEFRA guidance is outdated. 5l/s is a significant increase in flow from the existing runoff which is 1.4l/s, this in my opinion would result in flood risk being increased elsewhere. Please revise design for 2l/s outflow. We accept there is now a push to better adhere to greenfield rates and attach revised Mircodrainage calculations conforming to a 2l/sec flow restriction without need to increase the sub-base storage. The solid handling opening size is confirmed to be of the order of 63mm and so will not be a high blockage risk. I attach drawing 002 Rev F updated to clarify this change.
2. I attach the LDC approval by Paul Cann dated 14/10/16, already submitted. This consent does not cover the proposed discharge to the watercourse. A separate LDC needs to be obtained. As discussed the applicable LDC proposals have not changed since our initial application submission and the proposed point of connection has always been identified on drawing 002. We therefore see this as a simple formality/oversight and would ask that Arun DC update the consent wording, if necessary.
3. I attach the construction details as previously submitted. Okay, but will likely need to be revised following point 1s resolution. Noted, we trust you will advise if you have any further comments.
4. As per the attached email from Tom Callaway dated 13/10/16, confirming the commitment to 1m maintenance easement (as per the design drawings) was accepted subject to the management company arrangement. Tom has since left and I am not privy to all information. Could details please be provided of how it is proposed to conduct maintenance to the watercourse with this little easement? I.e. points of access, are fences demountable? Etc. As discussed we understood that this had already been accepted, however in support of our client's commitment to preserve future maintenance obligations we have prepared a letter to clarify our client intentions that will be applied for this development.

I trust the above is now sufficient to enable you to discharge the conditions and I look forward to hearing from you at your earliest opportunity.

Regards,

Mark Akmenkains
Director



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