

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 05 August 2020 14:59
To: Planning Scanning <Planning.Scanning@arun.gov.uk>
Subject: FW: Planning Consultation on: BN/57/20/DOC

Please scan and upload the email below from the applicant confirming that we have an extension of time to determine discharge of condition application **BN/57/20/DOC** to **Friday 14th August 2020**.

Thanks,

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: Zsuzsa Chynoweth [REDACTED]
Sent: 05 August 2020 14:50
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Paritosh Job [REDACTED]
[REDACTED]

Subject: RE: Planning Consultation on: BN/57/20/DOC

Dear Michael

Thank you for your email.

I can confirm that the date proposed is acceptable.

Kind regards

Covid-19 Working Procedures

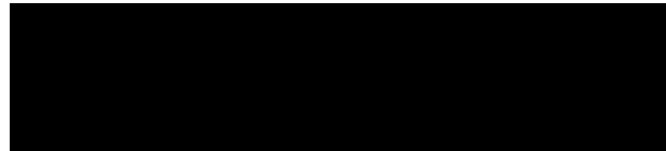
In line with Government advice, Thrive have been transitioning to working from home for most of the team. We have access to all our systems remotely and we continue to provide our clients with the support they need without interruption. We have a small core team in the office (working in segregated areas), to manage day to day essentials such as IT support, plotting and scanning large format drawings.

We are currently utilising Microsoft Teams, Zoom or Skype for remote video conferencing and meetings.

Our main landline number remains active and is diverted to our remote reception where messages can be taken and passed on. Emails remain the most efficient means of communication or calls directly to mobile numbers.



Zsuzsa Chynoweth BA (Hons) Arch
Senior Architectural Technician



w: www.thrivearchitects.co.uk



Building 300, The Grange, Romsey Road, Michelmersh,
Romsey, Hampshire, SO51 0AE
Registered in England Number 2211652

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

Sent: 05 August 2020 14:15

To: Zsuzsa Chynoweth

Cc: Cc: Paritosh Job; Matthew Kail; Chris Privett; 

Subject: RE: Planning Consultation on: BN/57/20/DOC

Dear Zsuzsa,

John Freeman has confirmed in an email that the revised information will most likely be submitted tomorrow morning as the changes are negligible.

Could we have an extension of time to Friday 14th August 2020?

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Zsuzsa Chynoweth [REDACTED]
Sent: 05 August 2020 14:05
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Cc: Paritosh Job [REDACTED]
Privett [REDACTED]
Subject: RE: Planning Consultation on: BN/57/20/DOC
Importance: High

Dear Michael

Thank you for your email. I have passed on the feedback to our client and engineers.

Please would you be so kind and propose an extension so that we have time to prepare the information required?

Your help is very much appreciated.

Kind regards

Covid-19 Working Procedures

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We are currently utilising Microsoft Teams, Zoom or Skype for remote video conferencing and meetings.

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From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 04 August 2020 13:49
To: Zsuzsa Chynoweth
Cc: Cc: Paritosh Job; Matthew Kail; Chris Privett
Subject: Planning Consultation on: BN/57/20/DOC
Importance: High

Dear Zsuzsa,

Please see the email below from ADC Drainage Engineers regarding discharge of condition application BN/57/20/DOC for the Lillies, Yapton Road, Barnham.

I look forward to receiving the revised information.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Laura Gibbons [REDACTED]
Sent: 04 August 2020 13:42
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: Re: FW: FW: FW: Planning Consultation on: BN/57/20/DOC

Hi Michael,

I am pleased to see that a surcharged outfall has now been modelled, however some of the details within these calculations are missing (printouts not provided) and others are incorrect (representation of features within calculations does not tally with drawings). Full detail of my comments are below. Some comments relate to ensuring that all drawings are supplied under this application, so should be easily resolved.

I hope that we can keep progressing with this, should the applicant have any queries or require any clarifications they can as always contact us directly via email or phone.

Key

ADC comments 07/07/20

ADC clarification 14/07/20

JF response 17/07/20

ADC response 21/07/20

TG Response 29/07/20

ADC response 04/08/20

Condition 6 – Surface Water Drainage Design

- ~~1. I note you are proposing to discharge at 5l/s, this is greater than 1 year greenfield rate of 2.9l/s. The reasoning stated within the document for this is "5l/s, this being the minimum acceptable discharge rate that many authorities are willing to adopt", this statement appears to be taken from outdated guidance. We accept discharge down to 2l/s as technology has improved meaning that smaller flow restrictions can be achieved with acceptable aperture sizes. Please revise flow or seek clarification from Southern Water regarding their minimum acceptable discharge. Comment 1 on condition 6 can be noted as closed. All of my other comments stand and need addressing. It is unlawful for a planning condition to be more onerous than the consent to which that condition is attached. Therefore, we will not be restricted the discharge to lower than that approved at planning. As stated on 17/07/20 this point is closed.~~
2. A surcharged outfall should be modelled with water levels at top of ditch. It is not appropriate to model surcharge levels as the top of the ditch. We have already informed the planning authority of the ground water levels therefore there is no technical justification, nor engineering sense, to assume a surcharge level at the top of the ditch. A surcharged outfall will be modelled, without this we will not recommend discharge of this condition as it will not be possible for us to review the adequacy of design in accordance with policy requirements. It is a standard request when discharging to a watercourse. Taking a worst case and using the lowest top of the ditch within our site extents the outfall would be surcharged by 370mm, please find attached the results of the surcharged outfall for the 100yr + cc.

You will note nominal flooding of the system of the permeable paving adjacent to plot 16. In an exceedance event the flood water here would flow through the back gardens and along the boundary and back into the ditchcourse without detrimental impact on the dwellings. There would also be a nominal exceedance of the flow control chamber

which would flow into the ditchcourse. I must reiterate - this is an absolute worst case for the site assuming that the ditch is full within the constraints of the site. I have attached an updated flood route drawing.

Please indicate where ditch bank level is 7.37m, it appears lowest level is actually 7.53. Surcharged outfall only applied from 0 to 360minutes. Please ensure applied to entire storm duration, i.e. equal to or greater than 1440 minutes.

Causeway impermeable areas, links, nodes, and manhole schedule missing, so unable to review full details. Please always provide full calculation printout details to enable verification of calculations against designed network.

I also note that a 30% climate change allowance has been used, please use 40%. Please clarify if an urbanisation allowance has been included within impermeable areas as per the requirements of WSCC policy for the management of surface water paragraph 5.6.4 table 5.2.

3. No consistency between orifice invert levels on plan and those shown on drawings. Please update calculations or drawings. *Updated drawings/calcs attached. Updated calculations with surcharged outfall awaited. Node 108 and Node 328 still inconsistent.*
4. Porous car park area invert levels and sub base depths in calculations are inconsistent with those shown on plan. Please update calculations or drawings. *Checked and updated. Note in the the manhole number in brackets on the plan depicts the manhole the porous car parks have been modelled on. Also where there are connecting areas, the mean average of the minimum depths have been used. To be reviewed with revised calculations.* I note your comment, but what has been modelled is not accurate, with invert levels of paving modelled typically lower than those on plan, this could result in flooding being underestimated. Dummy manholes should be added to represent permeable paving areas with invert levels set to minimum formation level and cover levels set to minimum finished level. Porous car park area 3D appears to have areas where the formation level is lower than the outgoing pipe invert level, please ensure outgoing pipes are at low points.
5. Where is porous car park manhole 4 in calculations? *Please refer to plan and referenced manhole number* Where is porous car park 4d in calculations?
6. Porous car park m10 is 4 separate areas, with two different orifice controls. Yet this is modelled as one porous car park area. This is not appropriate, please calculate as separate structures. *Checked and updated.* To be reviewed with revised calculations. Separated into two areas, but still issues with levels modelled.
7. Porous car park manhole 8 has a modelled invert level which is far lower than that shown on plan. Please update calculations or drawing. *Checked and updated* To be reviewed with revised calculations. Okay.
8. An impermeable areas plan needs to be provided. Preferably in dwg format to facilitate paperless review whilst office working is heavily restricted. *Attached.* Thank you, this will be reviewed once revised calculations are submitted. Causeway impermeable areas, links, nodes, and manhole schedule missing, so unable to review impermeable areas. Please provide full calculation details to enable verification of calculations against designed network.
9. Pond cross section construction detail drawings are required- 2 sections required, perpendicular to one another. Details should include liner. *Details of the liner are as per the e-mail correspondence to Paul Cann. Attached* Please provide details of what liner is proposed, or a specification that the liner must achieve if a specific liner is yet to be selected. Detail shown on drawing.
10. Flotation calculations required. Please provide winter groundwater monitoring October- March. Otherwise, assume groundwater is at surface. *Refer to the comments provided in the e-mail chain below.* Please supply calculations. If monitoring has been completed October to March inclusive you can use observed groundwater levels, without this you must assume a worst case. You will note that in correspondence with Paul Cann he stated "Winter groundwater monitoring was undertaken on the development site immediately next door to the west. They encountered standing groundwater levels between 600mm and 1000mm deep which is comparable to our knowledge of Barnham. In fact levels can be much higher." Your attention is directed to where he states that in fact levels can be much higher,

without full on site winter groundwater monitoring we cannot know how high levels will get, a worst case must be assumed, alternatively we are happy to wait for a full winters monitoring to be completed. The calcs provided to date already assume ground water level is at ground level.

If you do assume a dry pond and groundwater at finished ground levels, you'll need sufficient soil above the liner to equal 188m3 of water (pond volume), ie 188 tonnes.

With soil at 2 tonnes/m3 this means 94m3 of soil are required - for a 248m2 pond area the soil thickness over the liner will need to be about 380mm thick throughout. Please provide the supporting calculations, I have not seen these to date.

11. Cover levels must be detailed on plans *Finished ground levels are detailed on the plans. The CL and ILs for the adoptable drainage is shown on MH schedules and longsections. This information is provided and we will not be duplicating the information. MH Schedules were not previously provided as per comment 16 below. These will be reviewed once revised calculations are submitted. Cannot be reviewed at this time due to lack of sufficient calculation printouts.*

12. Please provide details of correspondence with southern water. *We are awaiting SW comments. The applications were submitted and registered on SW system on the 22/08/2019 we are yet to have any response despite chasing. Noted.*

13. Please provide details of connections into and out of permeable paving. These should be diffuser blocks. *This matter was dealt with -refer to correspondence with Paul Cann. Drawing not included on planning website or in correspondence regarding this DOC application, please provide, all documents must be publically available and be able to be referenced in any approvals. Awaited*

14. Include invert levels and dimensions of connecting pipes between permeable paving areas. For example the link pipe between M4 permeable paving areas near plots 7 and 6 does not have a diameter or upstream invert level. *This is shown on the private permeable paving construction details Drawing 17748-BARN-5-921 and dealt with in correspondence with Paul Cann. Drawing not included on planning website or in correspondence regarding this DOC application, please provide, all documents must be publically available and be able to be referenced in any approvals. Awaited*

15. Detail how water will flow between sub-base either side of service corridor construction for foul sewer. *This is shown on the private permeable paving construction details Drawing 17748-BARN-5-921 and dealt with in correspondence with Paul Cann. Drawing not included on planning website or in correspondence regarding this DOC application, please provide, all documents must be publically available and be able to be referenced in any approvals. Awaited*

16. Please include a manhole schedule. *This matter was dealt with -refer to correspondence with Paul Cann and is subject to a S104. Included, to be reviewed when revised calculations are provided.*

17. Please detail how ACO drain near hydrobrake connects, this is not clear. *It connects into private lateral as you would expect of private parking bays. Make clear on plans, must be clear to ensure constructed properly. Awaited*

18. Please provide further detail on ACO drain, i.e. bedding, silt trap, etc. *This is of no consequence to the drainage engineer how the ACO is bedded. Notwithstanding it will be bedded in accordance with the manufacturers details. Please supply details, as stated previously by others sufficient information to ensure construction has been completed in accordance with approvals is required. Awaited*

19. Cranked grille must be provided. *This issue was dealt with in correspondence with Paul Cann. Please supply details, as stated previously by others sufficient information to ensure construction has been completed in accordance with approvals is required. Awaited, all documents must be publically available and be able to be referenced in any approvals.*

20. Please provide further detail of granular material proposed for filter drain. Type B filter material in accordance with SHW. Provide details on construction detail drawing. Please indicate ditch invert level at proposed point of connection to watercourse. The topo is shown on the drawing. It does not require further levels to be added. *Please provide details. Awaited*

21. Please provide construction detail drawings of orifice control chambers. Including detail of blockage protection. *This was dealt with in the correspondence with Paul Cann. Please supply details, as stated previously by others sufficient information to ensure construction has been completed in accordance with approvals is required. Awaited Drawing not included on planning website or in correspondence regarding this DOC application, please provide, all documents must be publically available and be able to be referenced in any approvals.*

22. Permeable paving construction detail drawing required. *Drawing 17748-BARN-5-921 Please supply details, as stated previously by others sufficient information to ensure construction has been completed in accordance with approvals is required. Awaited Drawing not included on planning website or in correspondence regarding this DOC application, please provide, all documents must be publically available and be able to be referenced in any approvals.*

Condition 7- discharge of flows to watercourse

1. See comment 1 to condition 6. Closed.
2. Please provide an update regarding works to the downstream watercourses. This is fundamental to drainage of the site. *The land drainage act requires the land owner to maintain the watercourse. If the LLFA have concerns they should contact the land owners direct. The developer has no right to go on to third party land and there is no statutory obligation on the developer to do so. The statutory obligation, under the Land Drainage Act, is on the land owner and subsequently the LLFA. Your drainage proposals are reliant upon this system, please reconsider. Awaited.*

Condition 8- Maintenance of Suds

1. See comments to condition 6 above. Until these are resolved, the maintenance document cannot be approved. *The land drainage act requires the land owner to maintain the watercourse. If the LLFA have concerns they should contact the land owners direct. The developer has no right to go on to third party land and there is no statutory obligation on the developer to do so. The statutory obligation, under the Land Drainage Act, is on the land owner and subsequently the LLFA. This comment had no relevance to the land drainage act, maintenance of a system cannot be approved until the design of that system is finalised. Awaited.*
2. I do not believe it is realistic to expect adjacent homeowners to maintain the filter drain, access to this will be from the ditch, i.e. a communal area. Please reconsider. *The filter drain came at the suggestion of Paul Cann. There is rodding access at the opposite end to the ditch. It is entirely commonplace for filter drains in gardens to protect from water logged gardens. We are not arguing about them being proposed, but have asked that maintenance responsibility is reconsidered given the main point of access. Awaited.*
3. The maintenance document refers to flap valves. Where are these? *The maintenance plans refers to examples of possible activities. There are no flap valves currently specified unless SW request one as part of their S104 audit. The maintenance manual must be site specific. Awaited.*
4. Please include requirement for permeable paving within the document, including the brushing of permeable paving within the schedule of maintenance activities *See para 3.8 of the document. Insufficient, please provide details that are similar in detail to those in CIRIA SuDS manual. For example frequency of brushing, inspections, replacement all must be referenced. Awaited.*

Condition 9- future access and maintenance of watercourse

1. Please provide an update regarding works to the downstream watercourses. This is fundamental to drainage of the site. *The land drainage act requires the land owner to maintain the watercourse. If the LLFA have concerns they should contact the land owners direct. The developer has no right to go on to third party*

land and there is no statutory obligation on the developer to do so. The statutory obligation, under the Land Drainage Act, is on the land owner and subsequently the LLFA. Your drainage proposals are reliant upon this system, please reconsider. Awaited.

2. Please indicate distance between fence of plot 17 and top of bank of watercourse. 3.146m okay.

Condition 10- drainage design and maintenance

1. See comments to condition 6 above. *The land drainage act requires the land owner to maintain the watercourse. If the LLFA have concerns they should contact the land owners direct. The developer has no right to go on to third party land and there is no statutory obligation on the developer to do so. The statutory obligation, under the Land Drainage Act, is on the land owner and subsequently the LLFA. Your drainage proposals are reliant upon this system, please reconsider. Awaited.*

2. I do not believe it is realistic to expect adjacent homeowners to maintain the filter drain, access to this will be from the ditch, i.e. a communal area. Please reconsider. *The filter drain came at the suggestion of Paul Cann. There is rodding access at the opposite end to the ditch. It is entirely commonplace for filter drains in gardens to protect from water logged gardens. We are not arguing about them being proposed, but have asked that maintenance responsibility is reconsidered given the main point of access. Awaited.*

3. The maintenance document refers to flap valves. Where are these? *As above* The maintenance manual must be site specific. Awaited.

4. Please include requirement for permeable paving within the document, including the brushing of permeable paving within the schedule of maintenance activities. *As above* Insufficient, please provide details that are similar in detail to those in CIRIA SuDS manual. For example frequency of brushing, inspections, replacement all must be referenced. Awaited.

Kind regards,

On Wed, 29 Jul 2020 at 16:13, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Paul and Laura,

Please see the email below and the attachments from the applicant for discharge of condition application BN/57/20/DOC.

I look forward to receiving your reply.

Thanks,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Tom Griffin [REDACTED]
Sent: 29 July 2020 15:52
To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Zsuzsa Chynoweth

[REDACTED]
Subject: RE: FW: FW: Planning Consultation on: BN/57/20/DOC

Good afternoon Michael,

You are correct there are two main outstanding issues, so to find a resolution we comment as follows:

Surcharged outfall

Taking a worst case and using the lowest top of the ditch within our site extents the outfall would be surcharged by 370mm, please find attached the results of the surcharged outfall for the 100yr + cc.

You will note nominal flooding of the system of the permeable paving adjacent to plot 16. In an exceedance event the flood water here would flow through the back gardens and along the boundary and back into the ditchcourse

without detrimental impact on the dwellings. There would also be a nominal exceedance of the flow control chamber which would flow into the ditchcourse. I must reiterate - this is an absolute worst case for the site assuming that the ditch is full within the constraints of the site. I have attached an updated flood route drawing.

Floatation Calcs

The calcs provided to date already assume ground water level is at ground level:

If you do assume a dry pond and groundwater at finished ground levels, you'll need sufficient soil above the liner to equal 188m³ of water (pond volume), ie 188 tonnes.

With soil at 2 tonnes/m³ this means 94m³ of soil are required - for a 248m² pond area the soil thickness over the liner will need to be about 380mm thick throughout.

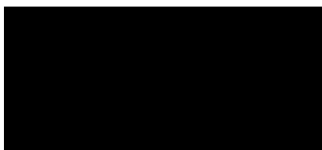
In light of the above proposals, which we are happy to implement, it is important to consider the following - The site is not flat, It falls from west to east by as much as 1m. Our outfall is in the centre of the site and our pond is on the higher side of the site. Groundwater, particularly at the scale we are considering, acts on a largely horizontal plane. Therefore it is impossible for the pond or outfall to be surcharged to ground level without there being significant flooding of the neighbouring land, in other words the scenario considered above is an impossibility.

If you could forward our proposals to your drainage engineers, and if agreed we will make all other minor revisions requested following this.

Thanks,

Thomas Griffin

Technical Manager





Matthew Homes Limited

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Reg.No: 1210027 England

Registered Office: Pendragon House, 65 London Road, St Albans, Herts AL1 1LJ

VAT Reg.No: 283 6853 21

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

Sent: 27 July 2020 16:28

To: Zsuzsa Chynoweth [REDACTED]

Subject: RE: FW: FW: Planning Consultation on: BN/57/20/DOC

Dear Zsuzsa,

I understand that the two main outstanding issues are:

1. Hydraulic modelling against a surcharged outfall into the ditch. Unless the applicant has evidence of top water levels in the ditch for given storm events, then ADC Drainage Engineers assume the worst case scenario i.e. surcharge depth should be taken to the top of the ditch bank.
2. For the purposes of the pond floatation calculations, groundwater is assumed to be at the surface, due to their lack of winter groundwater monitoring. There are two choices here; assume the worst case scenario i.e. groundwater at ground level or undertake further monitoring this coming winter.

There would be no benefit in having a meeting, as these are ADC Drainage Engineers requirements. The best way to resolve the outstanding issues is to submit a design taking these factors into account.

Kind regards,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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