

From: Amanda Scholes <Amanda.Scholes@arun.gov.uk> **On Behalf Of** Planning.Responses

Sent: 11 August 2020 12:32

To: Planning Scanning <Planning.Scanning@arun.gov.uk>

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

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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

Sent: 11 August 2020 12:15

To: Planning.Responses <Planning.Responses@arun.gov.uk>

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

Please upload onto Ocella the email trail below and the attachment from the **applicant** regarding discharge of condition application **BN/57/20/DOC** for the Lillies, Yapton Road, Barnham.

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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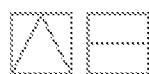
From: John Freeman [REDACTED]
Sent: 11 August 2020 12:08
To: Michael Eastham <Michael.Eastham@arun.gov.uk>

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

Comments below,

Regards,
For & on behalf of Woods Hardwick Infrastructure LLP

John Freeman MEng (Hons) CEng MICE MCIHT MloD
Partner

 **Woods Hardwick**
Architecture | Engineering | Planning | Surveying

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VAT Number: 930842137GB

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 11 August 2020 10:45
To: John Freeman [REDACTED]

Subject: FW: FW: Planning Consultation on: BN/57/20/DOC
Importance: High

Dear John,

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

I look forward to receiving the updated information by **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: Laura Gibbons <[REDACTED]>
Sent: 11 August 2020 10:39
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: Re: FW: Planning Consultation on: BN/57/20/DOC

Michael,

I have reviewed the documents, which I would note were only supplied last Thursday, given the amount of planning we have to respond to we cannot guarantee such a quick turnaround in the future (especially as I only work Tuesdays for Arun).

As lots of the comments are now closed I have formed a new list of outstanding comments for simplicity, with old reference numbers in brackets.

Outstanding comments

1. (Condition 6- 2) Please complete a sensitivity check of design using 40% climate change allowance and a 10% allowance for urban creep. We do not agree with the cc and urbanisation allowance and interpretation of this. For example, if new guidance came out showing previous cladding regulations conditioned were in fact not safe and endangered lives, you would not complete later detailed design to these problematic regulations. The rules at the time of application should be applied, i.e. at the time of the DOC application. This site was won at an appeal where drainage was a key consideration. The inspector notes the requirements for the 100yr event and it's interface with the rest of the layout. The Inspectors report notes : "The development hereby permitted shall be carried out in accordance with the following approved plans." of these approved plans is noted "Flood Risk Assessment and Drainage Strategy Compliance Report". This report does not include for 40% climate change nor 10% allowance for urban creep. The implication of your request would be similar to asking for an additional floor to be put on each of the dwellings.

2. (Condition 6- 2) Surcharged outfall details not included in latest calculation printout. Flooding predicted at downstream nodes, will the flooded volume be safely contained on site? Please provide an updated exceedance flood plan. Refer to the file "SWS-Surcharged Outfall Results Only.pdf" issued on the 06/08/20. The flood water is nominal and will not impact upon dwellings, nor impact on safe access/egress. The flood routing plan attached but this was covered in the last correspondence.
3. (Condition 6- 4) Invert level of car park node 3b shown to be 8.053 in calculations, this does not tally with plans. Please update to ensure consistency. See below extracts from the submitted info. There are no inconsistencies

Storage Structures for Storm

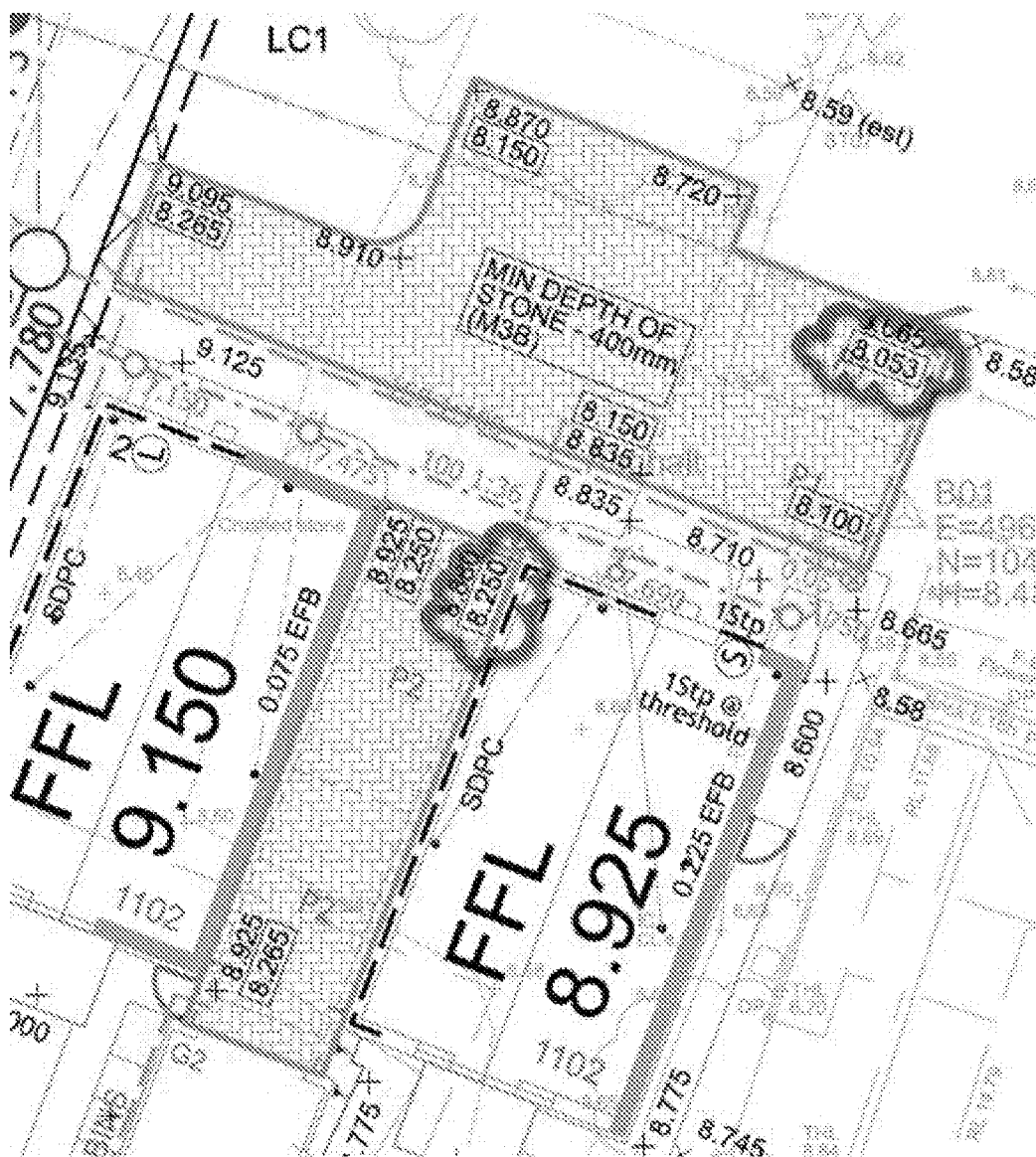
Complex Manhole: 3B, DS/PN: 1.001

Porous Car Park

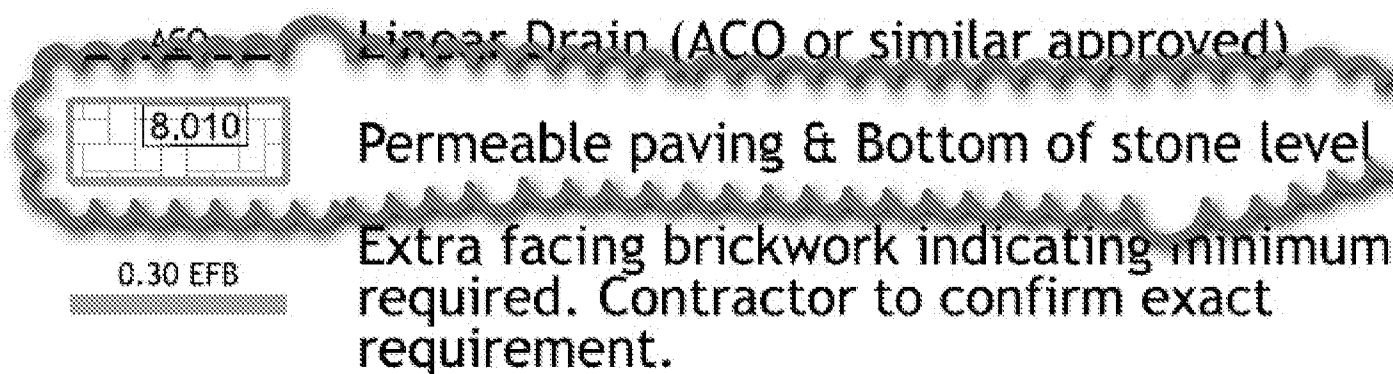
Infiltration Coefficient Base (m/hr)	0.00000	Width (m)	5.0
Membrane Percolation (mm/hr)	1000	Length (m)	15.0
Max Percolation (l/s)	20.8	Slope (1:X)	70.0
Safety Factor	2.0	Depression Storage (mm)	5
Porosity	0.4	Evaporation (mm/day)	3
Invert Level (m)	8.053	Cap Volume Depth (m)	0.400

Porous Car Park

Infiltration Coefficient Base (m/hr)	0.00000	Width (m)	3.0
Membrane Percolation (mm/hr)	1000	Length (m)	11.0
Max Percolation (l/s)	9.2	Slope (1:X)	300.0
Safety Factor	2.0	Depression Storage (mm)	5
Porosity	0.4	Evaporation (mm/day)	3
Invert Level (m)	8.250	Cap Volume Depth (m)	0.420



4. (Condition 6- 4) Please specify on plan stone depths on secondary permeable paving areas for 3b and 3d. Refer to the drawings. The finished level is shown as a spot level and the level next to it in a box is the formation level. See extract from key on drawing 17748-BARN-5-600



5. (Condition 6- 10) Please provide full flotation calculation detail. Showing depth of displaced ground water assumed, disturbing and resisting forces, factors of safety applied, etc. As indicated in our previous correspondence there is 250mm of ground water being displaced by 380mm of subsoil. This also assumes the pond is empty. The request for further calculations is simply not justified or appropriate.

6. (Condition 6- 21) A construction detail drawing is required of the orifice control chambers. All details required to construct and ensure compliance with approval must be submitted under this application. Refer to previous e-mail from Paul Cann. He was satisfied provided that we note to be installed as per manufacturers recommendations.
1. 7. (Condition 8- 2 and condition 10-2) This correspondence does not indicate prior approval of the proposed maintenance of the filter drain. Please add as an item for the management company to maintain from the downstream end. Quoted from that correspondence "Filter drain noted, however it needs to extend up to and including the rear of plot 12. Specify a 100mm pipe as opposed to 50mm. Rodding eye or manhole access required at head of run. Simple concrete bag headwall to be in accordance with the enclosed detail." These are the words of the Arun DC Drainage Engineer.

I would also strongly encourage the applicant to reconsider completing works to the watercourse downstream to ensure that it is in an appropriate condition to receive flows from this development and therefore not endanger the development or surrounding land. Arun District Council would help to facilitate liaison with adjacent landowners. This is a legal matter and not a planning matter. You and your colleagues have the legal right to require the land owner in question to undertake the works. You have no legal right to require my client to undertake these works.

Full comment history is below for reference.

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

JF Response 07/08/20

ADC Response 11/08/20

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 7.58. Refer to the very south eastern corner of the topo on drawing 17748-BARN-5-510 Flood Routing. The lowest part of the ditch is on the opposite side to the site.

This appears to be a very localised low spot and is a fair distance from location of outfall, backwater effects are not accounted for. Accepted on this occasion but please note that bank level adjacent to the outfall will be required on all future applications.

Surcharged outfall only applied from 0 to 360 minutes. Please ensure applied to entire storm duration, i.e. equal to or greater than 1440 minutes. Now applied to all storms. Note, however, that the 1440 storm is not the critical storm for any of the pipes. Please note the main model is built and simulated in WinDes (SWS – Barnham 04-08-20). We have modelled the surcharged outfall in Causeway Flow as this is more accurate than WinDes. Therefore, please refer to the file “SWS – Surcharged Outfall Results Only” for these results. All pipes, manholes etc are the same it just includes the surcharged outfall. 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. This is the same model as the WinDes file (SWS – Barnham 04-08-20) which contains all of the pipe info etc. We have used different software to model the surcharged outfall. 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. The discharge of this condition is made against the reserved matters which includes for 30% climate change and no urbanisation allowance. A Condition must not be more onerous than the consent to which it is associated with.

Do not agree with the cc and urbanisation allowance and interpretation of this. For example, if new guidance came out showing previous cladding regulations conditioned were in fact not safe and endangered lives, you would not complete later detailed design to these problematic regulations. The rules at the time of application should be applied, i.e. at the time of the DOC application.

Surcharged outfall details not included in latest printout. Flooding predicted at downstream nodes, will the flooded volume be safely contained on site. Please provide an updated exceedance flood plan.

~~3. No consistency between orifice invert levels on plan and those shown on drawings. Please update calculations or drawings. Updated drawings/notes attached. Updated calculations with surcharged outfall awaited. Node 105 and Node 328 still inconsistent. The WinDes model has now been updated to model permeable paving areas separately, whereas, previously they were modelled as a single entity which average levels. Refer to “SWS – Barnham 04-08-20”.~~

Calculations updated to be an accurate reflection of what is designed. Point closed.

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. Noted and amended.

Invert level of car park node 3b shown to be 8.053 in calculations, this does not tally with plans. Please update to ensure consistency.

Please specify on plan stone depths on secondary permeable paving areas for 3b and 3d.

~~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? Refer to "SWS - Barnham 04-08-10".~~

Noted, thank you, point closed.

~~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. Noted and amended. Okay.~~

~~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. As point 2 above.~~

Okay, point closed.

~~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. See green text. As previously noted the max GWL (i.e. top of ditch) is 7.37m AOD which is only 250mm above the pond IL. Therefore, specification of 380mm thick soil on top of the liner is more than sufficient.

Please provide full flotation calculation detail. Showing depth of displaced ground water assumed, disturbing and resisting forces, factors of safety applied, etc.

~~11. Cover levels must be detailed on plans. Finished ground levels are detailed on the plans. The GL and ILs for the adoptable drainage is shown on MH schedules and long sections. 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. It would appear that there is some correspondence missing from 12/05/2020. We have attached the manhole schedules but please note that these are the subject of a s104 application.~~

Manhole schedule and calculation printouts now provided and reviewed. Point closed.

~~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 Conn. 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. It would appear that there is some correspondence missing from 12/05/2020. We have attached drawing 17748-BARN-5-921~~

Okay, point closed.

~~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 Conn. 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. It would appear that there is some correspondence missing from 12/05/2020. We have attached drawing 17748-BARN-5-921~~

Okay, point closed.

~~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 Conn. 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. It would appear that there is some correspondence missing from 12/05/2020. We have attached drawing 17748-BARN-5-921~~

Okay, point closed.

~~16. Please include a manhole schedule. This matter was dealt with refer to correspondence with Paul Conn and is subject to a s104. Included, to be reviewed when revised calculations are provided. It would appear that there is some correspondence missing from 12/05/2020. We have attached the manhole schedules but please note that these are the subject of a s104 application.~~

Okay, point closed.

~~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. A note has been added to the drawing 17748-BARN-5-601 to avoid any confusion.~~

Okay, point closed.

~~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. This is of no consequences to the Condition. Drainage channels will be bedded in accordance with manufacturers details. We will not enforce a contractor to use an ACO product. If the contractor wishes to use another manufacturer the detail will change. Notwithstanding, we have added the detail to the drawing 17748-BARN-5-920.~~

Okay, point closed.

~~19. Cranked grille must be provided. This issue was dealt with in correspondence with Paul Conn. 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. It would appear that there is some correspondence missing from 12/05/2020. We have attached drawing 17748-BARN-5-910.~~

Okay, point closed.

~~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 top is shown on the drawing. It does not require further levels to be added. Please provide details. Awaited. Refer to drawing 17748-BARN-5-920.~~

Okay, point closed.

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. See attached e-mail from Paul Cann – item 41.*

A construction detail drawing is required of the orifice control chambers. All details required to construct and ensure compliance with approval must be submitted under this application.

~~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. It would appear that there is some correspondence missing from 12/05/2020. We have attached drawing 17748-BARN-5-921.~~

Okay, point closed.

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. As mentioned, my client has no legal right to access third party land. He does have a legal right, under the Land Drainage Act, for the flows in his ditch to be conveyed by downstream riparian owners. The neighbouring land owner has a legal obligation, under the Land Drainage Act, to accept flows from upstream and to keep the bed and banks clear of any matter that could cause an obstruction. Therefore, this is not a planning matter. It is my clients legal right to discharge to the ditch. The powers of enforcement, to ensure this, is not on my client but on the local authority.*

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. See attached correspondence from Paul Cann – Item 38. This item is closed.*

This correspondence does not indicate prior approval of the proposed maintenance of the filter drain. Please add as an item for the management company to maintain from the downstream end.

~~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. Reference now removed.~~

Okay, point closed.

~~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. Amended~~

Okay, point closed.

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.* As mentioned, my client has no legal right to access third party land. He does have a legal right, under the Land Drainage Act, for the flows in his ditch to be conveyed by downstream riparian owners. The neighbouring land owner has a legal obligation, under the Land Drainage Act, to accept flows from upstream and to keep the bed and banks clear of any matter that could cause an obstruction. Therefore, this is not a planning matter. It is my clients legal right to discharge to the ditch. The powers of enforcement, to ensure this, is not on my client but on the local authority.
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.* As mentioned, my client has no legal right to access third party land. He does have a legal right, under the Land Drainage Act, for the flows in his ditch to be conveyed by downstream riparian owners. The neighbouring land owner has a legal obligation, under the Land Drainage Act, to accept flows from upstream and to keep the bed and banks clear of any matter that could cause an obstruction. Therefore, this is not a planning matter. It is my clients legal right to discharge to the ditch. The powers of enforcement, to ensure this, is not on my client but on the local authority.
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.* See attached correspondence from Paul Cann -- Item 38. This item is closed.

This correspondence does not indicated prior approval of the proposed maintenance. Please add as an item for management company to maintain from downstream end.

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

~~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. Amended.~~

Kind regards,

On Thu, 6 Aug 2020 at 20:50, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Paul and Laura,

Please see the email below and the revised plans from the applicant that are attached regarding discharge of condition application **BN/57/20/DOC** regarding the Lillies, Yapton Road Barnham.

I look forward to receiving your response.

Thanks,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 757772

E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: John Freeman [REDACTED]
Sent: 06 August 2020 17:11
To: Michael Eastham <Michael.Eastham@arun.gov.uk>

[REDACTED]

Subject: FW: Planning Consultation on: BN/57/20/DOC
Importance: High

Michael,

Final responses below. Hopefully this ties this up once and for all.

Regards,
For & on behalf of Woods Hardwick Infrastructure LLP

John Freeman MEng (Hons) CEng MICE MCIHT MIOd
Partner

BEDFORD OFFICE
15-17 Goldington Road
Bedford
MK40 3NH

W: woodshardwick.com

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VAT Number: 930842137GB

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

Sent: 04 August 2020 13:50

John Freeman

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

Importance: High

Dear Tom and John,

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.

Regards,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 757772

E: michael.eastham@arun.gov.uk

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