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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 15 September 2020 11:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/84/20/PL - Yapton Road, Barham - Section 73 Layout

Please upload onto Ocella the email below which is a further consultation response from **ADC Drainage Engineers** to Section 73 application **BN/84/20/PL** relating to Angels Nursery, Yapton Road, Barnham.

Thanks,

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: 15 September 2020 11:35
To: Stephen Lamprell [REDACTED]
Cc: Martin Roberts [REDACTED] Gavin Owens [REDACTED] Craige Burden

[REDACTED]; Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Re: BN/84/20/PL - Yapton Road, Barham - Section 73 Layout

Stephen,

Thank you for your email.

It is my understanding that Redrow have commenced on site. Therefore, we must agree details at this stage prior to determination and my objection will remain until we do. Not doing so would risk drainage being implemented which has not been approved.

I have reviewed the information you have provided and have the following initial comments:

1. Only 2m is provided between the top of bank of the attenuation basin and the proposed building to the east. This is not acceptable, a minimum of 3m must be provided.
2. The proposed attenuation tank is too close to the southern watercourse. It must be located 3m away from the top of bank of adjacent ditch. This is to ensure the stability of the ditch during construction of the tank and then maintenance of the tank and ditch. Please note that should you require to alter the ditch (temporary infilling, reprofiling or diversion) during construction of the tank then land drainage consent will be required.
3. The proposed attenuation tank is offline. This is not suitable due to the risk of siltation in such a structure. Please provide an upstream connection for flush flow.
4. Please provide details of the proposed manhole between the basin and tank.
5. The connection between the western and southern ditch appears to have been removed on the latest plan. Please include.
6. The revised plans indicate that further ditch infilling is proposed in the south western corner. This is not acceptable. There also appears to be insufficient room for the land drain.
7. The land drain is shown to connect into the surface water network, prior to the flow control device. This is not acceptable, groundwater flows have not been accounted for in design. Please remove this and revise proposals to be as per the previously approved scheme, i.e. section of ditch in the south western corner to remain and land drain to feed into the head of this.
8. Please provide a manole at the connection from the drainage network to plots 66-68 to the main network. Similarly provide a manhole at the connection from plots 77 and 78.
9. Please provide a revised impermeable areas plan to enable verification of calculations. Preferably provide this in dwg format to permit paperless review.
10. Why have drainage channels been introduced to lots of driveways? Do the revised plans change levels?
11. Please provide an mdx of the calculations to facilitate review.
12. The point of connection from the basin to the ditch appears to have changed. A new land drainage consent, or alterations to the existing will be required.
13. It appears that you are proposing on forming a gravel filled trench between the rear of plots 80 and 72. It appears that it is proposed to connect this to the ditch. Land drainage consent will be required for this. Why are these features being proposed?
14. The maintenance manual will need to be updated once/ if changes to drainage design are agreed.
15. Please provide flotation calculations to support the tank design.
16. The trees indicated on the drainage plans do not tally with those shown on the landscaping plans. No trees should be located over/ within the pond or tank area.

Kind regards,

On Mon, 14 Sep 2020 at 10:26, Stephen Lamprell [REDACTED] wrote:

Laura,

In response to the e-mail to the planners that you have sent regarding the drainage for the Section 73 amended layout on this site, we have fully considered the drainage design with the latest layout and still made it work.

I have attached the latest drainage plans, details and calcs, which you can see still complies with the same standards as the approved scheme.

We have maintained the same philosophy as the original but the layout has meant that there are some differences.

Permeable paving is still utilised for shared access roads and parking courts in non-adoptable areas. The only exception to this is the access to plots 1-4 which has to be non-permeable since this is over an existing foul sewer and therefore cannot be a lined permeable paved road since Southern Water would raise an objection.

We now have more storage in the pond and an additional offline attenuation tank. All surface water will still pass through the pond with planting to achieve the SUDS requirements for water quality set out in Ciria 753. As you can see from the microdrainage results we maintain the same flood risk as the original approved scheme.

All dwellings are set back a min 3m from the watercourse, where the watercourse is maintained as an open channel.

In order to progress the planning, I would be grateful if you can remove the objections and condition the detailed design of the drainage, which we can hopefully resolve between us in due course.

Let me know if you require any further information at this stage.

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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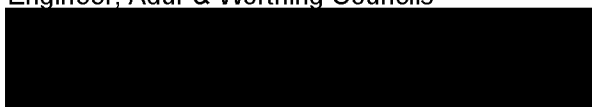
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Laura Gibbons

Engineer, Adur & Worthing Councils



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





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