

[REDACTED]

From: Nicola Moore on behalf of Planning.Responses
Sent: 13 November 2019 09:39
To: Planning Scanning
Subject: FW: BN/85/19/DOC - Land rear of Lillies, Yapton Road, Barnham

[REDACTED]

Nicky Moore | Technical Support Assistant, Planning Department, [Arun District Council](#) | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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From: Sarah Burrow [REDACTED]
Sent: 12 November 2019 15:16
To: Michael Eastham [REDACTED]
Cc: Planning.Responses <[REDACTED]> Paul Cann [REDACTED]
Subject: RE: BN/85/19/DOC - Land rear of Lillies, Yapton Road, Barnham

Hi Michael,

There appears to be some confusion about the supplied Flood Risk Assessment FRA. It is not approved by ADC, I am unable to see how the applicant has come to this conclusion. If the Drainage Engineers had been satisfied with the level of infiltration testing and groundwater monitoring that was outlined in the FRA then they would not have included the requirement for them in the condition that was applied to the application. No long term monitoring of the groundwater conditions was completed.

Leap Environmental completed 3 single soakage tests to a 2m depth. These were not in accordance with BRE 365 as they were not filled three times. The recorded groundwater seepage is the only mention of groundwater, there was no mention of any monitoring beyond the single date of 31/10/2012.

For a site of this size we would expect to see a full winter's groundwater monitoring. As per Laura's comments, this is expected irrespective of the proposed surface water drainage strategy as it may be necessary to account for floatation in an attenuation solution.

As per the condition, the applicant will need to supply winter infiltration testing. This should be at agreed depths and locations. If no further groundwater monitoring has been completed it is strongly advised that the applicant begins this now and continues through to March. The highest groundwater levels will inform the level of the infiltration testing. The results supplied of 2.0464E-06 suggest that infiltration at shallow depths could be viable on this site.

In addition, the applicant should be aware that an FRA does not dictate the discharge rate. It is for the Local Planning Authority to discharge this condition and as Laura clearly stated we are happy to accept 2l/s. If attenuation is still proposed following the testing mentioned above, then it is expected that the discharge rate will be adjusted accordingly to 2l/s.

It is not an appropriate response to state that the watercourse can be accessed from the opposite site. The maintenance of the ditch lies with each of the riparian owners, therefore the owners of this site are responsible for 50% of the maintenance and it is unreasonable to expect to carry out this from neighbouring land. Similarly it is not unreasonable for us to expect the basin to be re-shaped in order for the pond to be safely maintained within the confines of the development in the future. The 3m easement is a byelaw requirement.

I am not currently looking at points 5,6,8, and 9 as there is a strong chance the surface water drainage strategy will change following the supply of adequate testing.

Former responses shown below for clarity.

1. "The details submitted include proposals to attenuate rather than use infiltration. The infiltration rates observed were not low enough to justify this stance. It is also suspected that infiltration at shallower depths may yield better infiltration rates. Please can the applicant complete winter infiltration testing in accordance with BRE365 at shallower depths. The scheme has the benefit of an approved FRA which discounts infiltration. Refer to para 3.3 of the FRA-C "all three [soakaway] tests failed to reach 25% effective depth and therefore the infiltration rates were found to be very poor.
2. No groundwater monitoring results have been provided. Please can the applicant provide winter groundwater monitoring results. These will be required, even if an infiltration solution is found not to be viable to ensure that the risk of flotation is adequately taken account of in design. Refer to the FRA-C Appendix A.
3. If it is found that attenuation is proposed we will require discharge rates to be restricted to 1 year greenfield rates for the impermeable areas, and not the total site area. The applicant should also note that we allow discharges down to 2l/s and not 5l/s. This site has an approved FRA which approves a 5 l/s discharge rate.
4. The applicant may need to find additional storage volume if attenuation is found to be required, further permeable paving may provide some of this additional storage.
5. Site specific construction details must be provided for all of the key elements of the design. The applicant should refer to our checklist (attached for further information on these). See attached drawing 911 & 920
6. The proposed invert level of any outfalls must clearly be shown on plan with hard and soft ditch bed levels also provided. See attached drawing 600 & 601.
7. The proposed attenuation basin has inadequate easement around it and to the watercourse. 3m easement must be provided around the attenuation basin and to the watercourse. The watercourse can be accessed from the opposite site and the basin has sufficient access to be suitably maintained.
8. Proposed side slopes of basins must be stated on the layout drawing and construction detail drawing. See attached drawing 601.
9. Finish and formation levels of permeable paving must be clearly stated on plan. See attached drawing 600 & 601.

I would recommend that the applicant completes our checklist and submits this along with the further information required.

Engineers Comments Regarding Condition 7

Further investigations into infiltration potential must be completed prior to the final agreement of discharge rates to watercourse. Ordinary watercourse land drainage consent must be sought for any proposals to discharge to watercourse. This site has an approved FRA."

Kind Regards

Sarah Burrow

From: Michael Eastham [REDACTED]
Sent: 11 November 2019 14:09
To: Roger Spencer [REDACTED] Paul Cann [REDACTED]
Subject: FW: BN/85/19/DOC - Land rear of Lillies, Yapton Road, Barnham

Hi Roger and Paul,

Please see the email below and the attachments from the applicant for **BN/85/19/DOC** – Land to the rear of the Lillies, Yapton Road, Barnham.

Thanks,

Michael

From: Zsuzsa Chynoweth [REDACTED]
Sent: 11 November 2019 13:09
To: Michael Eastham [REDACTED]
Cc: [REDACTED] Chris Privett [REDACTED] Matthew Kail
Subject: FW: BN/85/19/DOC - Land rear of Lillies, Yapton Road, Barnham

Dear Michael

With reference to your email below please see attached our consultant's responses.

I would be grateful if you could review this and let us know should you require anything further before the approval can be issued.

Your help is very much appreciated.

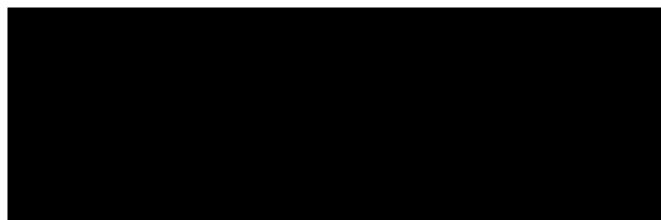
Kind regards

Zsuzsa Chynoweth



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From: Michael Eastham [REDACTED]
Sent: 04 November 2019 08:25
To: Matthew Kail; Chris Privett
Subject: BN/85/19/DOC - Land rear of Lillies, Yapton Road, Barnham

Dear Matthew and Chris,

Please find attached a copy of Southern Waters consultation response to BN/85/19/DOC.

I look forward to receiving your reply.

Kind regards,

Michael

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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