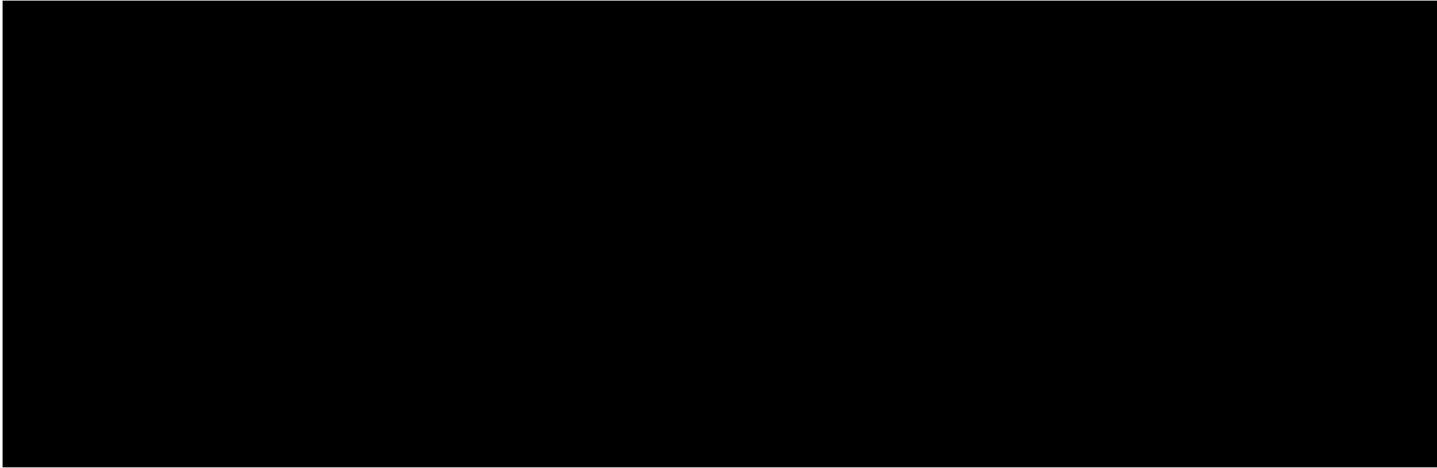
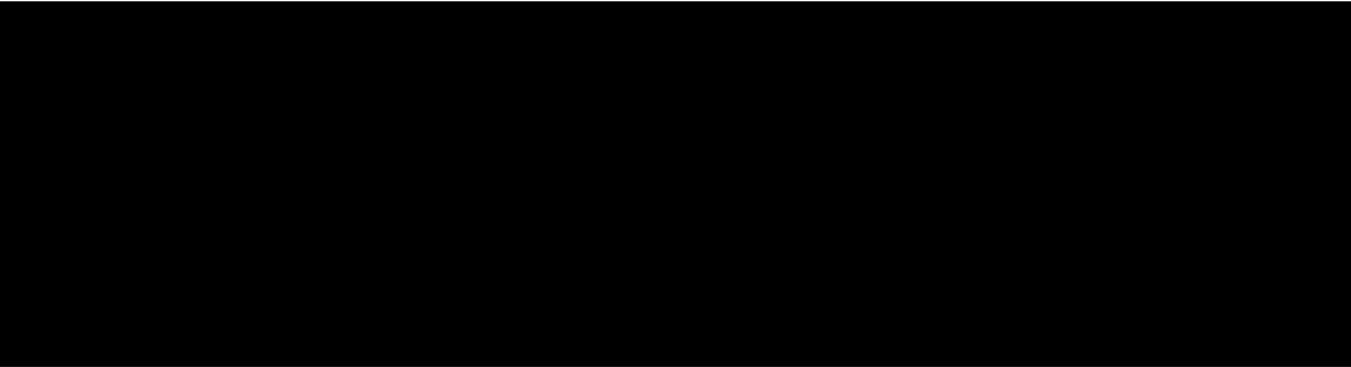
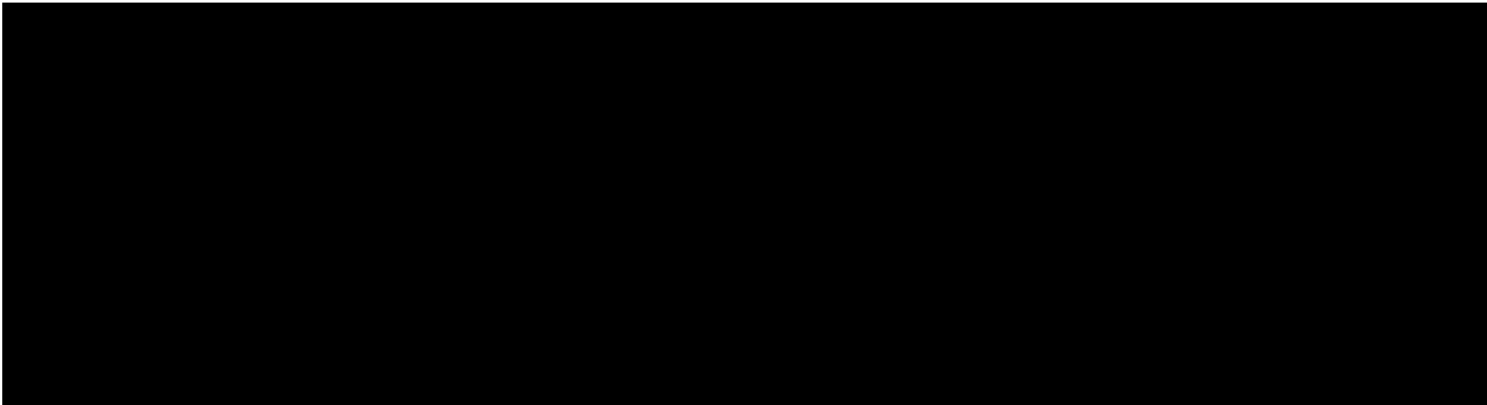




Please upload the revised attached plans from the applicant onto Ocella for BN/85/19/DOC. I have attached the Action Sheet.

Thanks,

Michael



Dear Michael,

Please see attached 1 Of 2 emails for the information that Zsuzsa provided in the link below.

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.

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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.

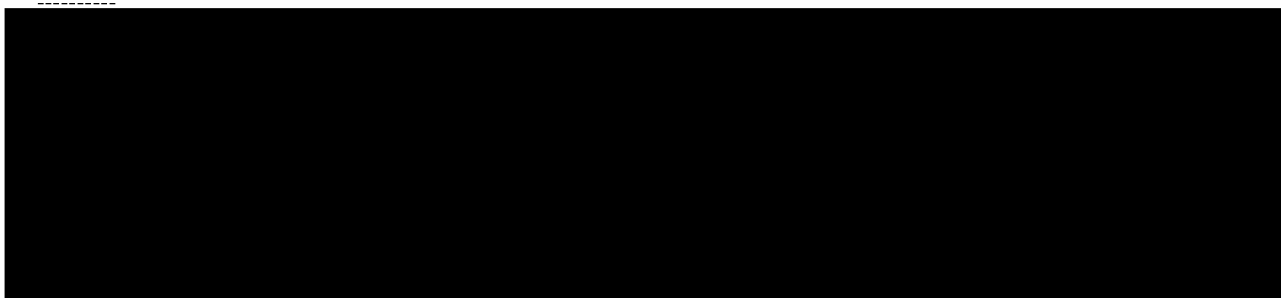


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Dear Zsuzsa,

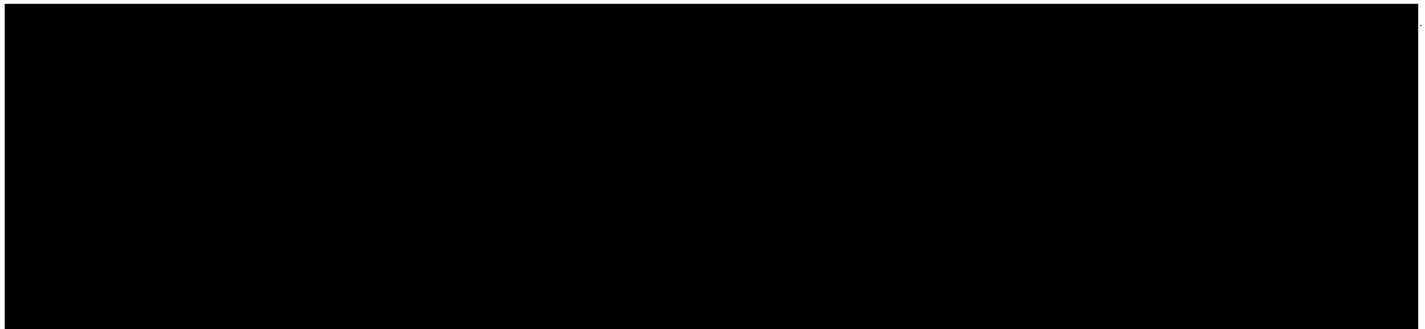
We are having technical problems accessing the files in the drop box link that you sent in your email below.

Is there any chance you could send me the revised drainage plans for BN/85/19/DOC in manageable batches of emails?

Thank you for your co-operation in this matter.

Kind regards,

Michael



Dear Michael

Please see below a link containing the adjusted drawings and documents along with responses highlighted in pink from our client's engineers. The link will expire after 5 days, therefore please download as soon as you can.

<https://we1/t-1cpqtYRc23>

Comments on proposals;

1. I note that the surface water sewers are being offered for adoption to Southern Water. As a result, they will also need to agree the proposals. *Noted*
2. The top of bank of the proposed pond needs to be kept at least 3 metres away from the top of the bank of the ditch to allow maintenance access and comply with our land drainage byelaws. Pond position adjusted to suit comments
3. The path (assumed to be unfenced) for plot 17 appears to be within 3m of the top of the bank of the ditch. Since this encroaches into 3m working width for machinery required for ditch clearance, please confirm that the path will be designed to accept loadings from suitable machinery and that it will not be fenced off. Add notes to drawing. *Noted.*
4. The ground slope adjacent to plot 17 will prevent safe access for maintenance – please rectify. *Adjusted to suit.*
5. Southern Water requires the pond to be located at least 5m away from the proposed pumping station. It is unclear as to whether this has been achieved. *Adjusted to suit.*
6. All discharges into permeable pavement structures will need to be connected via a diffuser unit and a catchpit manhole incorporated upstream of each unit. Any bends to incorporate a manhole. Construction details to be provided for the diffuser units and catchpit manholes. Specify pipe invert levels at the diffuser unit and the manholes. Specify pipe diameters on all connections. Having looked into this following your comments, the interpave document only requires diffusers for large areas. The areas we are designing are not large and the detail we have proposed has been accepted by countless counties and associated building control, including sign off from NHBC and Premier.

7. All outlets from the permeable paving to be discharged via a diffuser unit. Specify pipe outlet invert levels and ensure all pipes have a diameter. As per the above.
8. Manhole adjacent plot 38 – invert level missing. Adjusted.
9. Permeable pavement between plot 36 and 37 – outlet arrangement is not clear. Adjusted.
10. Link pipes between permeable pavements – specify diffuser units at each end, pipe inverts and diameters. As per comment on point 6.
11. Make sure all RWP's are shown clearly ie. thicken lines. Line style adjusted.
12. Where the existing public foul sewer gravity sewer and rising main passes beneath the permeable pavements, are you proposing the service corridor construction arrangement – If so, detail how water can flow between the separate sub bases. Detail added.
13. Has the level of the existing rising main been established to confirm that there is no clash with pipe length S5 to S6? We can confirm there is no clash. ok
14. Add note 'All pipes to be connected at soffit to soffit level'. Added
15. Provide manhole construction details for all manholes in the highway. Drawing included
16. Provide pipe bedding details ie. class S and class Z. Drawing included
17. Provide road gully construction details. Drawing included
18. Specify pipe materials. Drawing included
19. Gullies near S5 should connect directly into S5. Having run a CAD sketch of the manhole, the laterals, plus double gully connections, all within one half of the manhole, made it unfeasible
20. Manhole downstream of permeable paving adjacent plot 12 – specify invert level. Added
21. All connections not made to manholes to connect via oblique 45 degree junctions – add note. Note added
22. ACO drain adjacent plot 38 – indicate purpose/connectivity. Line style adjusted
23. ACO drain near hydrobrake chamber – show connectivity. Line style adjusted
24. Specify base level/s of pond and provide fully detailed construction detail. This needs to be designed against floatation, so supporting calculations will be required. Indicate top of bank levels. Additional levels have been added to and around the pond. The SI noted only slight seepage at 2m below ground level, therefore floatation calcs are not required.
25. Provide ACO drain construction detail. Detail added
26. Permeable paving immediately north of pond – the inlet from the block of flats appears to be discharging into the pavement below sub base level. Adjusted
27. Headwall SFA10A incorrectly specified for the pond headwall – this should be SFA10C and SFA10A specified for the discharge to the ditch. Adjusted
28. Pond headwall – specify a 'cranked' grille to suite a 450mm pipe. Banks in vicinity of headwall to be profiled to suit wing walls – add note. Added
29. Ditch headwall – add note 'No part of structure to encroach into the ditch profile'. Added
30. Specify manhole S8A as a catchpit and provide construction detail. Adjusted and detail added
31. Headwalls – add note 'To be bedded as per manufacturers recommendations'. Note added
32. Provide manufacturers technical data sheet for the hydrobrake. Included
33. Specify invert level on drawing where discharging to the ditch. We need to achieve as much freeboard as possible between ditch bed and pipe invert – at present this is insufficient. Please investigate lifting the pipe invert and/or regrading the ditch. Note added to drawing
34. Add note 'ditch to be cleaned out to the satisfaction of ADC engineer'. Note added
35. It has been previously noted that ditch bed/silt levels immediately east of the site are high compared to the ditch bed levels adjacent your site, which could therefore impact your design. Please investigate/advise and provide levels, etc. This is outside of my clients ownership and is a matter for the adjoining landowner/IDB. Yes but it could have a detrimental affect on your design and the functioning of the system so needs to be investigated. We are willing to assist in discussions with the landowners concerned to ensure the free flow of water. Could you please assist in this case with discussing the matter with the landowners. Please let me know if there's anything your require to assist with the discussion, beyond the drawings provided.
36. Incoming 150mm pipe into the hydrobrake chamber has been made invert to invert as opposed soffit to soffit. Please alter plan and hydrobrake manhole detail. The correct detail for a hydrobrake is level inverts on all incoming pipes. Otherwise you create a waterfall in the chamber which does not give safe access into the chamber for maintenance.

37. Hydrobrake chamber – add suitable notes regarding benching construction. Pipes to protrude 100mm into chamber from inside face of rings. Note added
38. Please confirm whether you are ground raising any parts of the site, as retaining walls, slopes and gravel boards have been noted on the eastern boundary. No run off should be shed onto the adjoining land to the east. Whilst some measures have been put in place, there appears to be some areas needing looking at, for example the rear of plots 12 and 13. Provide a construction detail of the ACO drain/retaining wall arrangement south east of plot 13. These are vegetated gardens that drain into a vegetated boundary feature. It is considered unnecessary to provide positive drainage for these areas. All hard paved surfaces are positively drained.
39. Microdrainage calculations;
 - a. The catchment area needs to include the pond area ie. to allow for rain falling onto that area. Pond included
 - b. Provide a full pipe network plan to include the numbered porous car park structures. Details added to Drainage Plan
 - c. Numerous orifice controls are detailed. Please specify their locations on the plans and provide suitable construction details. Added to plan and details added
40. Maintenance manual; Updated
 - a. A maintenance regime for permeable pavements needs to be included. This will be in maintenance plan and included in the deeds.
 - b. Pond side slopes notes as 1 in 4 as opposed to 1 in 3.
 - c. Maintenance of boundary ditch to be included.
 - d. Grille maintenance to be included.
 - e. Updated/approved drawings (full set) will ultimately need to be attached to the manual.

Please let us know should you require anything further.

Kind regards
Zsuzsa Chynoweth

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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.



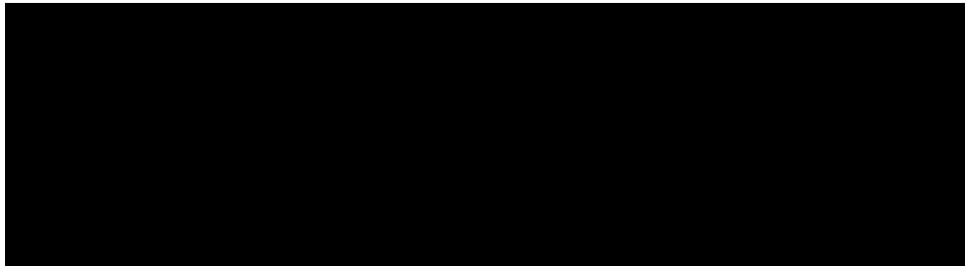
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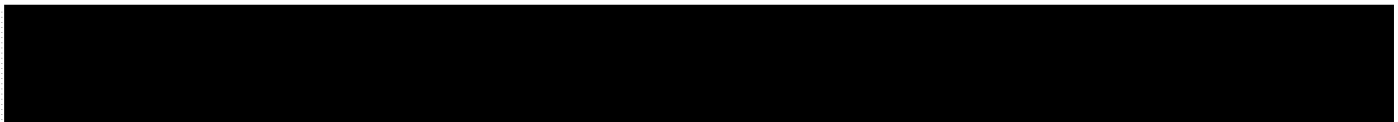


Dear Zsuzsa,

Could you ensure that all of the requisite drainage information is submitted to me by 5.00pm on Friday 3rd April 2020.

Kind regards,

Michael





Dear Michael

Our engineers will endeavour to respond to most of the comments, however due to the timescale it won't be possible to address all points. They have suggested that some of the information will follow asap.

I hope that this will be acceptable.

Kind regards



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Subject: RE: BN/85/19/DOC - The Lillies
Importance: High

Dear Zsuzsa,

Please see the email from ADC Drainage Engineers below and their comments in green.

I look forward to receiving your reply as a matter of urgency.

Could you reply to this email by 5.00pm on Monday 30th March 2020.

Kind regards,

Michael

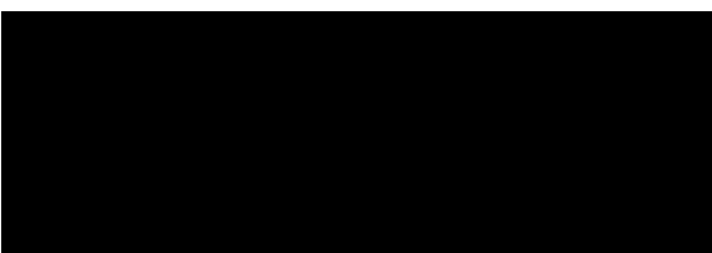
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Hi Michael

Comments in green below;

Firstly we the local planning authority (LPA) and not the Lead Local flood Authority (LLFA). This is detailed design stage whereby all the details are to be agreed to ensure a robust system with adequate consideration for ease of future maintenance and operation. The contractor also has to build the system from these drawings and therefore they need to be fully detailed to enable this.

Requirements in terms of S104 sewer adoptions via Southern Water and S38 Highway adoptions via West Sussex County Council will follow on from what is agreed with the LPA in terms of drainage design but will need to take account of what we have agreed or else a new DOC will need to be submitted if there are significant changes.

If the drainage is not constructed in accordance with the plans approved by the LPA, then this will be a contravention of planning approval.

Regards

Paul Cann
Principal Engineer (Drainage)

Paul Cann | Principal Engineer (Drainage), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@arun.gov.uk

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

Sent: 06 March 2020 17:34

To: Paul Cann <Paul.Cann@arun.gov.uk>

Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: FW: BN/85/19/DOC - The Lillies

Hi Paul,

I have received the email below from the applicant for BN/85/19/DOC at the Lillies, Yapton Road in Barnham.

In addition, the applicant has responded to your email, by providing text in red alongside your original list of requirements.

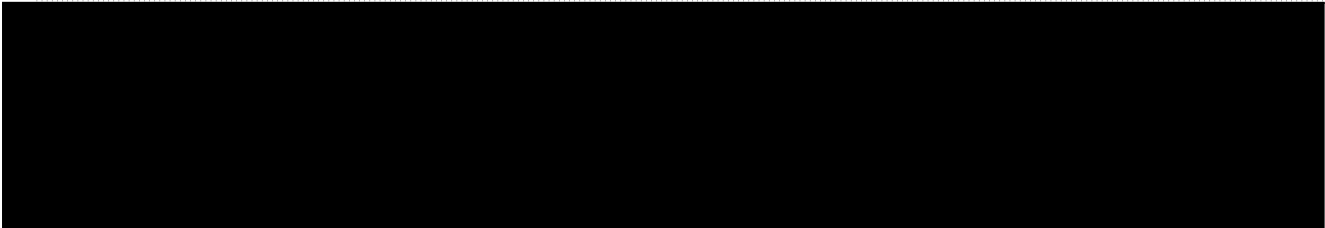
I look forward to receiving your reply.

Regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37772 | External: +44 (0) 1903 737772 | E-mail: Michael.eastham@arun.gov.uk





Dear Michael

In response to the comments received please see below the responses from our engineer.

Please note that many of the requests are not allowable, the LLFA are out of their jurisdiction to state them.

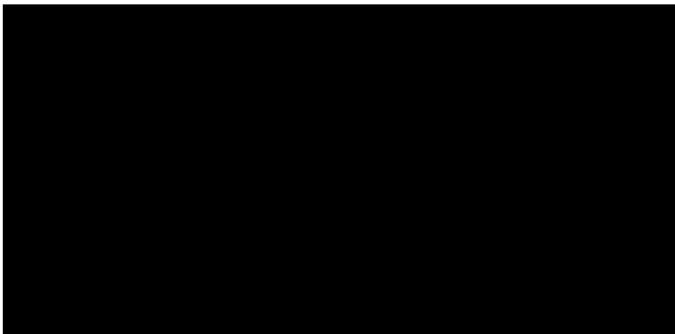
The client is currently pursuing a section 104 agreement, and although this will not be submitted as part of this application, it would cover many of the elements which are being asked by the LLFA but not needed to satisfy the conditions to be approved as part of this application.

Given the nature of the comments below no drawings have been adjusted.

We would greatly appreciate if you could review the information below and let us have your feedback as soon as you can.

Kind regards

Zsuzsa Chynoweth





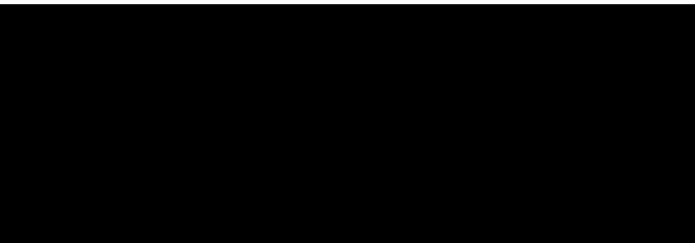
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Hi Michael

Comments on proposals;

1. I note that the surface water sewers are being offered for adoption to Southern Water. As a result, they will also need to agree the proposals. Noted.
2. The top of bank of the proposed pond needs to be kept at least 3 metres away from the top of the bank of the ditch to allow maintenance access and comply with our land drainage byelaws. As we have always stated. That the ditch can be maintained from the basin. Disagree. The top of the basin banks needs to be 3m away from the top of the ditch bank to ensure ease of future maintenance.
3. The path (assumed to be unfenced) for plot 17 appears to be within 3m of the top of the bank of the ditch. Since this encroaches into 3m working width for machinery required for ditch clearance, please confirm that the path will be designed to accept loadings from suitable machinery and that it will not be fenced off. Add notes to drawing. Noted.
4. The ground slope adjacent to plot 17 will prevent safe access for maintenance – please rectify. I assume this will be dealt with.
5. Southern Water requires the pond to be located at least 5m away from the proposed pumping station. It is unclear as to whether this has been achieved. We are awaiting a formal response from Southern Water in relation to this. However, as the attenuation basin is largely dry and also lined there is no interaction between these two features. This is purely a matter for southern water.
6. All discharges into permeable pavement structures will need to be connected via a diffuser unit and a catchpit manhole incorporated upstream of each unit. Any bends to incorporate a manhole. Construction details to be provided for the diffuser units and catchpit manholes. Specify pipe invert levels at the diffuser unit and the manholes. Specify pipe diameters on all connections. I don't believe it is within the remit of the

LLFA to dictate site level details. Our proposed details are shown on our private construction details.
Disagree

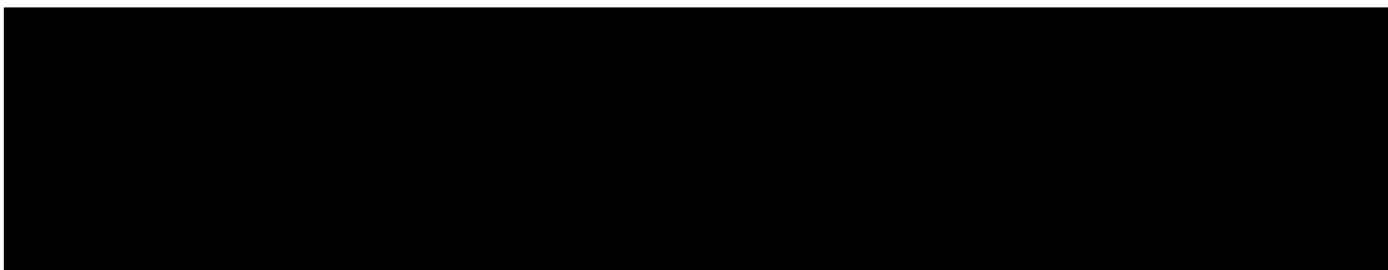
7. All outlets from the permeable paving to be discharged via a diffuser unit. Specify pipe outlet invert levels and ensure all pipes have a diameter. As per the above. Notwithstanding I fail to see the need for a diffuser unit for a 150mm dia outlet. Disagree. The diffuser unit provides an efficient means for water to disperse.
8. Manhole adjacent plot 38 – invert level missing. This is a private manhole – this is not a reason to hold discharge of the condition. Disagree, this part of the design.
9. Permeable pavement between plot 36 and 37 – outlet arrangement is not clear. The drawings show a connecting pipe, Make it clearer.
10. Link pipes between permeable pavements – specify diffuser units at each end, pipe inverts and diameters. These are 150dia pipes – a diffuser unit is not necessary and not within the remit of the LLFA. Disagree
11. Make sure all RWP's are shown clearly ie. thicken lines. This is not within the remit of the LLFA. Disagree
12. Where the existing public foul sewer gravity sewer and rising main passes beneath the permeable pavements, are you proposing the service corridor construction arrangement – If so, detail how water can flow between the separate sub bases. No. These features pass beneath the permeable paving construction. Yes the sewer below is appreciated but is the backfill above the sewer permeable construction? Provide a detail.
13. Has the level of the existing rising main been established to confirm that there is no clash with pipe length S5 to S6? We can confirm there is no clash. ok
14. Add note' All pipes to be connected at soffit to soffit level'. This is not within the remit of the LLFA. Notwithstanding see note 8. Disagree
15. Provide manhole construction details for all manholes in the highway. This is not within the remit of the LLFA. Details have been submitted as part of a s38 application. Disagree
16. Provide pipe bedding details ie. class S and class Z. This is not within the remit of the LLFA. Disagree
17. Provide road gully construction details. This is not within the remit of the LLFA. Details have been submitted as part of a s38 application. Disagree
18. Specify pipe materials. This is not within the remit of the LLFA. Notwithstanding see note 8. Disagree
19. Gullies near S5 should connect directly into S5. This is not within the remit of the LLFA. Details have been submitted as part of a s38 application. Disagree
20. Manhole downstream of permeable paving adjacent plot 12 – specify invert level. This is to be removed. ?
21. All connections not made to manholes to connect via oblique 45 degree junctions – add note. This is not within the remit of the LLFA. Notwithstanding see note 8. Disagree
22. ACO drain adjacent plot 38 – indicate purpose/connectivity. To drain parking bays. The connection is shown on the drawings. Show more clearly
23. ACO drain near hydrobrake chamber – show connectivity. This is not within the remit of the LLFA. The connection is shown on the drawings. Disagree
24. Specify base level/s of pond and provide fully detailed construction detail. This needs to be designed against floatation, so supporting calculations will be required. Indicate top of bank levels. This is not within the remit of the LLFA. Disagree
25. Provide ACO drain construction detail. This is not within the remit of the LLFA. Disagree
26. Permeable paving immediately north of pond – the inlet from the block of flats appears to be discharging into the pavement below sub base level. This is not within the remit of the LLFA. Disagree Notwithstanding there is a typo and the IL should read 7.755
27. Headwall SFA10A incorrectly specified for the pond headwall – this should be SFA10C and SFA10A specified for the discharge to the ditch. This is not within the remit of the LLFA. This is a s104 matter It also considered part of the remit of the LPA.
28. Pond headwall – specify a 'cranked' grille to suite a 450mm pipe. Banks in vicinity of headwall to be profiled to suit wing walls – add note. This is not within the remit of the LLFA. This is a s104 matter It also considered part of the remit of the LPA.
29. Ditch headwall – add note 'No part of structure to encroach into the ditch profile'. Noted
30. Specify manhole S8A as a catchpit and provide construction detail. This is not within the remit of the LLFA. This is a s104 matter It also considered part of the remit of the LPA.
31. Headwalls – add note 'To be bedded as per manufacturers recommendations'. This is not within the remit of the LLFA. This is a s104 matter It also considered part of the remit of the LPA.
32. Provide manufacturers technical data sheet for the hydrobrake. This is not within the remit of the LLFA. This is a s104 matter It also considered part of the remit of the LPA.

33. Specify invert level on drawing where discharging to the ditch. We need to achieve as much freeboard as possible between ditch bed and pipe invert – at present this is insufficient. Please investigate lifting the pipe invert and/or regrading the ditch. The ditch ILs shown are the silted bed. Once cleared of silt these levels are expected to be circa 100mm lower. Specify the desilted levels on the drawing.
34. Add note 'ditch to be cleaned out to the satisfaction of ADC engineer'. Noted
35. It has been previously noted that ditch bed/silt levels immediately east of the site are high compared to the ditch bed levels adjacent your site, which could therefore impact your design. Please investigate/advise and provide levels, etc. This is outside of my clients ownership and is a matter for the adjoining landowner/IDB. Yes but it could have a detrimental affect on your design and the functioning of the system so needs to be investigated. We are willing to assist in discussions with the landowners concerned to ensure the free flow of water.
36. Incoming 150mm pipe into the hydrobrake chamber has been made invert to invert as opposed soffit to soffit. Please alter plan and hydrobrake manhole detail. This is not within the remit of the LLFA. This is a s104 matter. Also ALL hydrobrake incoming pipes should be IL to IL. Not necessary
37. Hydrobrake chamber – add suitable notes regarding benching construction. Pipes to protrude 100mm into chamber from inside face of rings. This is not within the remit of the LLFA. This is a s104 matter it also considered part of the remit of the LPA.
38. Please confirm whether you are ground raising any parts of the site, as retaining walls, slopes and gravel boards have been noted on the eastern boundary. No run off should be shed onto the adjoining land to the east. Whilst some measures have been put in place, there appears to be some areas needing looking at, for example the rear of plots 12 and 13. Provide a construction detail of the ACO drain/retaining wall arrangement south east of plot 13. This is not within the remit of the LLFA. Disagree
39. Microdrainage calculations;
 - a. The catchment area needs to include the pond area ie. to allow for rain falling onto that area.
 - b. Provide a full pipe network plan to include the numbered porous car park structures.
 - c. Numerous orifice controls are detailed. Please specify their locations on the plans and provide suitable construction details.
40. Maintenance manual;
 - a. A maintenance regime for permeable pavements needs to be included.
 - b. Pond side slopes notes as 1 in 4 as opposed to 1 in 3.
 - c. Maintenance of boundary ditch to be included.
 - d. Grille maintenance to be included.
 - e. Updated/approved drawings (full set) will ultimately need to be attached to the manual.

Look forward to receiving revised details, etc.

Regards

Paul Cann
Principal Engineer (Drainage)



[REDACTED]

Hi Sarah and Paul,

Please find attached 2 revised drawings for BN/85/19/DOC at the Lillies, Yapton Road, Barnham.

I look forward to receiving your consultation response.

Thanks,

Michael



Visit Arun's web site at www.arun.gov.uk



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[REDACTED]

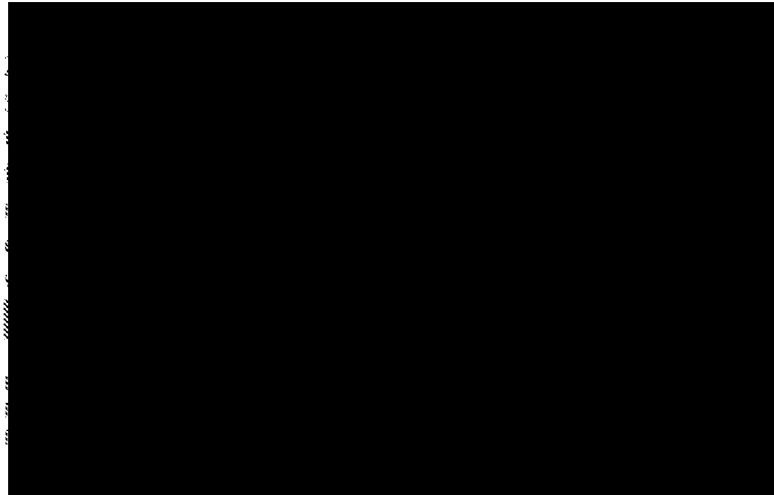
Dear Michael

Further to my email earlier, please see attached our revised drainage proposals.

All driveways have been shown as permeable paving, as requested during discussions with the local authority.

Please advise if this will be acceptable for the conditions contained within this application to be discharged.

Kind regards

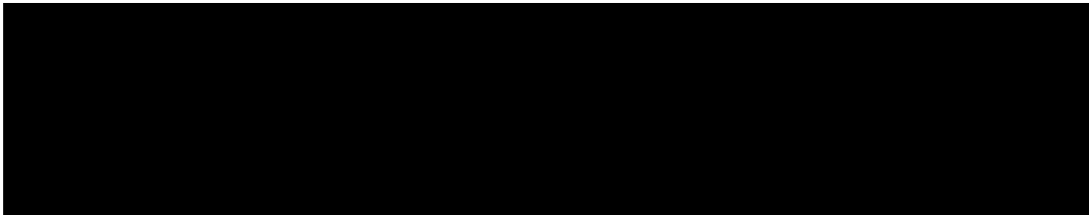


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Dear Zsuzsa,

Is there any news on the submission of the drainage plans/scheme for the Lillies, Yapton Road, Barnham?

Kind regards,

Michael

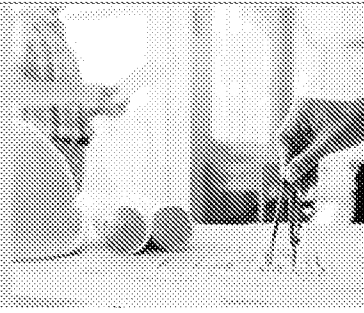




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Community
Infrastructure
Levy

CIL



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Dear Michael

I hope you are well.

We recently received the three emails attached from you, for which our client has summarised the responses below. The two pdf attachments are part of the response also.

- Condition 22 CMP - 80DB (Lower exposure action value) is an LA_{max} measurement to show the most obtrusive facet of the noise, this will be taken 1 to 3 metres from source (not directly at the source).
- Construction Access and Site Compound plan included within the attached Traffic Management Plan
- Vehicle routing included within the attached Traffic Management Plan, further information regarding limitations/restrictions of/on routes throughout the course of construction for specific vehicles now included within revised CMP attached.
- Out-of-hours contact details now included within revised CMP attached including confirmation it will be displayed prominently on any site hoarding viewable to the general public.
- Details of all relevant people managing the site and their contact details now included within the plan

With regards to the drainage, we are just finalising the scheme and will forward over by the end of the week.

I trust that the attached will be satisfactory , however please let me know should you require anything further.

Kind regards



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