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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 11 April 2020 14:47
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/85/19/DOC - The Lillies

Please upload the email trail below from **ADC Drainage Engineers** onto Ocella for **BN/85/19/DOC – The Lillies**.

Thanks,

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

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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 23 March 2020 11:32
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Subject: RE: BN/85/19/DOC - The Lillies

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

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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



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From: Zsuzsa Chynoweth [REDACTED]
Sent: 06 March 2020 10:43
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
[REDACTED]

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

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



Zsuzsa Chynoweth BA (Hons) Arch
Senior Architectural Technician



w: www.thrivearchitects.co.uk



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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 06 February 2020 15:41
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Subject: RE: BN/85/19/DOC - The Lillies

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)

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: 03 February 2020 14:55
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: FW: BN/85/19/DOC - The Lillies
Importance: High

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

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



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From: Zsuzsa Chynoweth [REDACTED]
Sent: 24 January 2020 16:52
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
[REDACTED]

Subject: RE: Lillies

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



Zsuzsa Chynoweth BA (Hons) Arch
Senior Architectural Technician



w: www.thrivearchitects.co.uk



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

Sent: 24 January 2020 15:16

To: Zsuzsa Chynoweth

Subject: RE: Lillies

Dear Zsuzsa,

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

Kind regards,

Michael

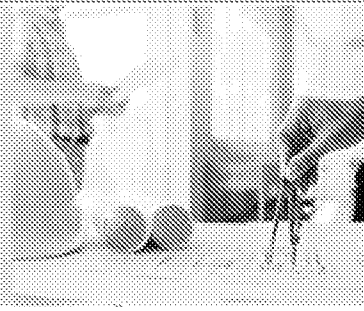
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From: Zsuzsa Chynoweth [REDACTED]

Sent: 20 January 2020 17:30

To: Michael Eastham <Michael.Eastham@arun.gov.uk>
[REDACTED]

Subject: FW: Lillies, responses required for the followign emails

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.

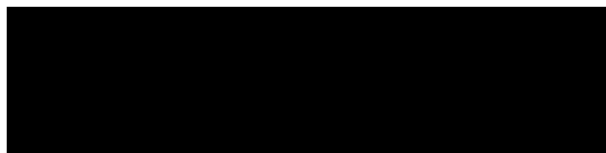
- Condition 22 CMP - 80DB (Lower exposure action value) is an L_Amax measurement to show the most obtrusive facet of the noise, this will be taken 1 to 3 metres from source (not directly at the source).
- Construction Access and Site Compound plan included within the attached Traffic Management Plan
- 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

Zsuzsa Chynoweth BA (Hons) Arch
Senior Architectural Technician



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