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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 13 September 2021 10:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: BN/99/21/DOC

Engineers comments;

A site inspection has revealed that works have commenced and are well advanced, despite this being a pre-commencement condition. You may wish to take further action in this respect.

1. Confirmation is required as to the extent of the drainage system that has been constructed. Of that constructed, the engineers will need to produce an 'as constructed' drawing. From a site inspection, it would appear that the overflow pipe has not yet been connected to the ditch and has been laid up to the existing trackside hedgerow. Please note that remedial works may be required but this is dependent on the other matters below being resolved/considered.
2. There is some doubt as to whether the pipe discussed above (between boundary wall and hedgerow) has been laid to the proposed gradient and certainly its bedding will need to consider item 3 below.
3. The entire length of the outfall pipe between the gully and the ditch will require concrete bed and surround due to minimal cover and the risk of root intrusion, etc.
4. Land drainage consent is required for the connection to the ditch and needs to be applied for/approved prior to discharge of this planning condition. The connection to the ditch must not be made until such time that all the approvals are in place. The ditch being connected to is in good condition and therefore no works at this time are required in terms of maintenance.

5. Has the proximity of the soakaway to existing and proposed buildings been considered in terms of the possible effect on foundations? This is critical to the whole scheme.
6. Gutter leaf guards are required to reduce the risk of leaf matter blocking the orifices.
7. Clearly indicate manhole and gully cover levels.
8. Show all gully invert levels.
9. Specify all inlets/outlet invert levels to/from channel drains.
10. Indicate invert levels of all pipes connecting into the soakaway including the outlet.
11. Indicate gradients of all pipes and channels.
12. Gullies must have sufficient traps for silt collection or else additional silt traps will be required in the form of catchpit manholes.
13. Introduce a crate layer to the soakaway to provide a means to formally connect pipework into the structure.
14. The pipework arrangement within the manhole in the SE corner is acute and needs reconfiguring.
15. Full construction details are required of all drainage elements.
16. Provide more details of the 'Freeflush' water butts ie. brochure/construction details. It also needs to be shown how the orifice connects to the outlet pipe.

Due to the likely timescales involved in resolving the above, it may be necessary for the applicant to submit a new DOC application, once they have the relevant information prepared, unless you are willing to significantly extend the decision period.

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services

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From: Land Drainage <Land.Drainage@arun.gov.uk>
Sent: 27 July 2021 13:38
To: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: FW: Planning Re-Consultation on: BN/99/21/DOC

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: Tuesday, July 27, 2021 12:38:16 PM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-Consultation on: BN/99/21/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BN/99/21/DOC
Registered: 22nd July 2021
Site Address: Barnham Court Church Lane Barnham PO22 0BP
Grid Reference: 495577 103572
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition imposed under BN/62/20/HH relating to condition 3-surface water drainage.

I am able to inform you that I have received an amendment to the above application dated relating to:

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **10th August 2021**.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Yours sincerely

Amber Willard

Planning Case Officer-Arun District Council

Telephone: 01903 737500 x37445

Email: amber.willard@arun.gov.uk

PLRECON_DOC (ODS) 2020