

Ronnie McGregor

From: Nicola Moore on behalf of Planning.Responses
Sent: 23 December 2019 09:49
To: Planning Scanning
Subject: FW: Clifton Road,Bognor Regis,West Sussex- Surface Drainage

From: Daniel Vick
Sent: 26 November 2019 16:09
To: Ben Whitb [REDACTED]
Subject: RE: Clifton Road,Bognor Regis,West Sussex- Surface Drainage

Ben,

Please find attached comments from our engineers – you have confirmed there is one soakaway:-

"I am assuming that this application and calculations are for ONE soakaway for the FOUR houses in the terrace. If the application is for one house, or for four soakaways (one per house) then please disregard my comments and I shall reassess the application.

- 1. The infiltration test that was completed on 4/11/2019 was not in accordance with BRE 365. The hole was not filled three times, nor is it to the depth of the proposed soakaway (0.5m vs a 1.2m depth pit). Furthermore, we encourage applicants to contact us to discuss an appropriate time to carry out infiltration testing which we prefer to be in January/February when the soil is at it's most saturated.*
- 2. There has been no winter groundwater monitoring data submitted.*
- 3. It is unclear which areas the applicant has used for different parts of the calculations. They will need to use the total impermeable area of 454m² for both inflow and outflow calculations if both the roofs and paved areas will drain to the soakaway. (I am happy for them to disregard the garden areas.) If the paved areas are to be drained using another method then I am happy for the soakaway calculations to just use the impermeable roof area of 202m². (But then I will need to see calcs for the method of drainage proposed for the paved areas.) Whatever area is used for the soakaway, it will have to be consistent for both inflow and outflow.*
- 4. The applicant/agent appears to have only calculated the storage capacity for a 10 year storm. The soakaway should be sized to store for up to 1 in 100 year storm plus 40% to account for climate change.*
- 5. The applicant will need to supply a drainage layout drawing which includes the location, levels and dimensions of the proposed soakaway. This should include levels and or falls of the pipes.*
- 6. The applicant needs to submit drawing details for the soakaway, silt traps/catch pits and drainage channels.*

If the applicant would like more information about the level of detail required then it is suggested they consult the Surface Water Drainage Checklist and Supplementary guidance as suggested by Laura Gibbons (links below). Alternatively they can contact this department directly at land.drainage@arun.gov.uk.

Checklis
Guidanc

Unfortunately it is not possible to recommend discharge of conditions until the points above have been addressed."

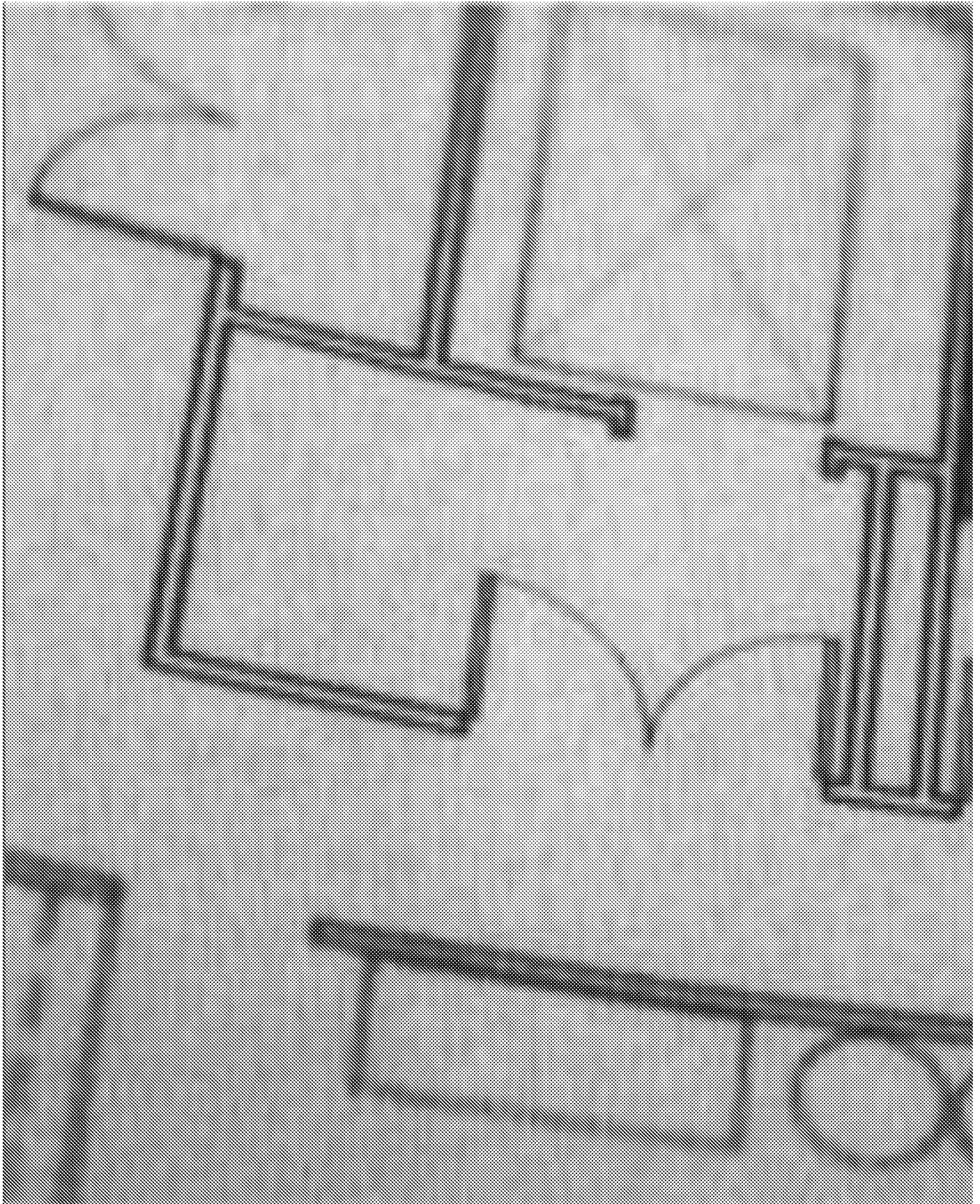
Given the above I can not discharge the condition and will refuse the application due to the lengthy time this may take to resolve.

Dan

From: Ben Whitby
Sent: 26 November 2019 13:19
To: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: Re: Clifton Road,Bognor Regis,West Sussex- Surface Drainage

One soak away has been installed as info sent to you
When will this condition be discharged?
Regards

Ben J. Whitby BSc (Hons)
Director



BJW Planning & Architectural Services

7 Erringham Road, Shoreham - By - Sea, West Sussex, BN43 5NQ.

EMAIL: benw@bjwarchitectural.co.uk

WEBSITE: <http://www.bjwarchitectural.co.uk>

On 26 Nov 2019, at 09:18, Daniel Vick <Daniel.Vick@arun.gov.uk> wrote:

Ben,

I have been asked to clarify – do you propose one soakaway for the four dwellings or one per dwelling?

Daniel Vick

Daniel Vick | Area Team Leader, Planning Services, Arun District Council | Location: Phoenix House, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37771 | External: +44 (0) 1903 737771 | E-mail: daniel.vick@arun.gov.uk

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



Save the environment - think before you print.

From: Ben Whitby [REDACTED]

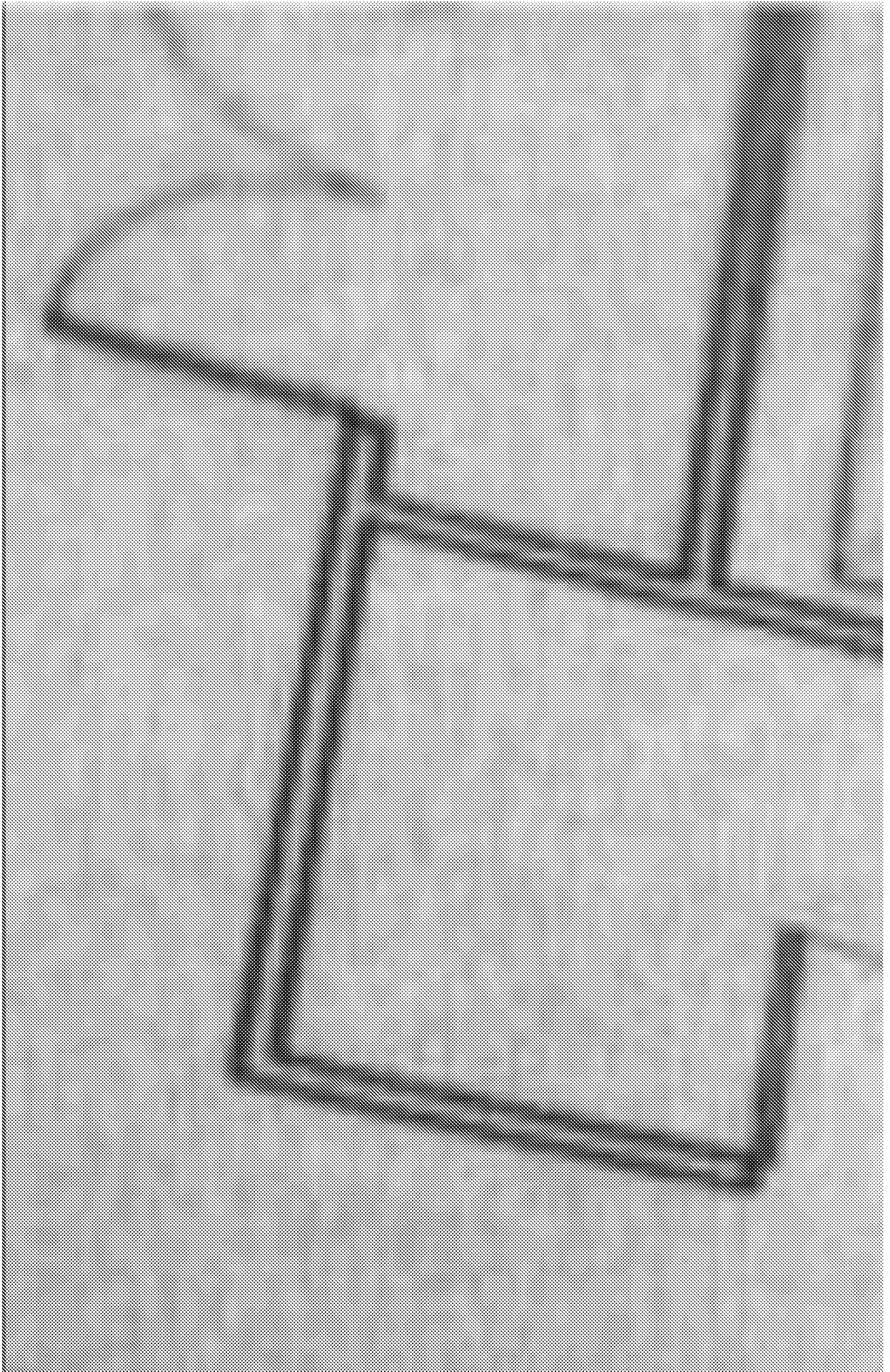
Sent: 12 November 2019 12:43

To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>

Cc: Samantha Allen <Samantha.Allen@arun.gov.uk>

Subject: Fwd: Clifton Road,Bognor Regis,West Sussex- Surface Drainage

Ben J. Whitby BSc (Hons)
Director



BJW Planning & Architectural Services

7 Erringham Road, Shoreham - By - Sea, West Sussex, BN43 5NQ.

EMAIL: [REDACTED]
WEBSITE: [REDACTED]

Begin forwarded message:

From: Ben Whitby [REDACTED]
Date: 12 November 2019 at 12:13:57 GMT
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: Re: Clifton Road, Bognor Regis, West Sussex- Surface Drainage

thanks

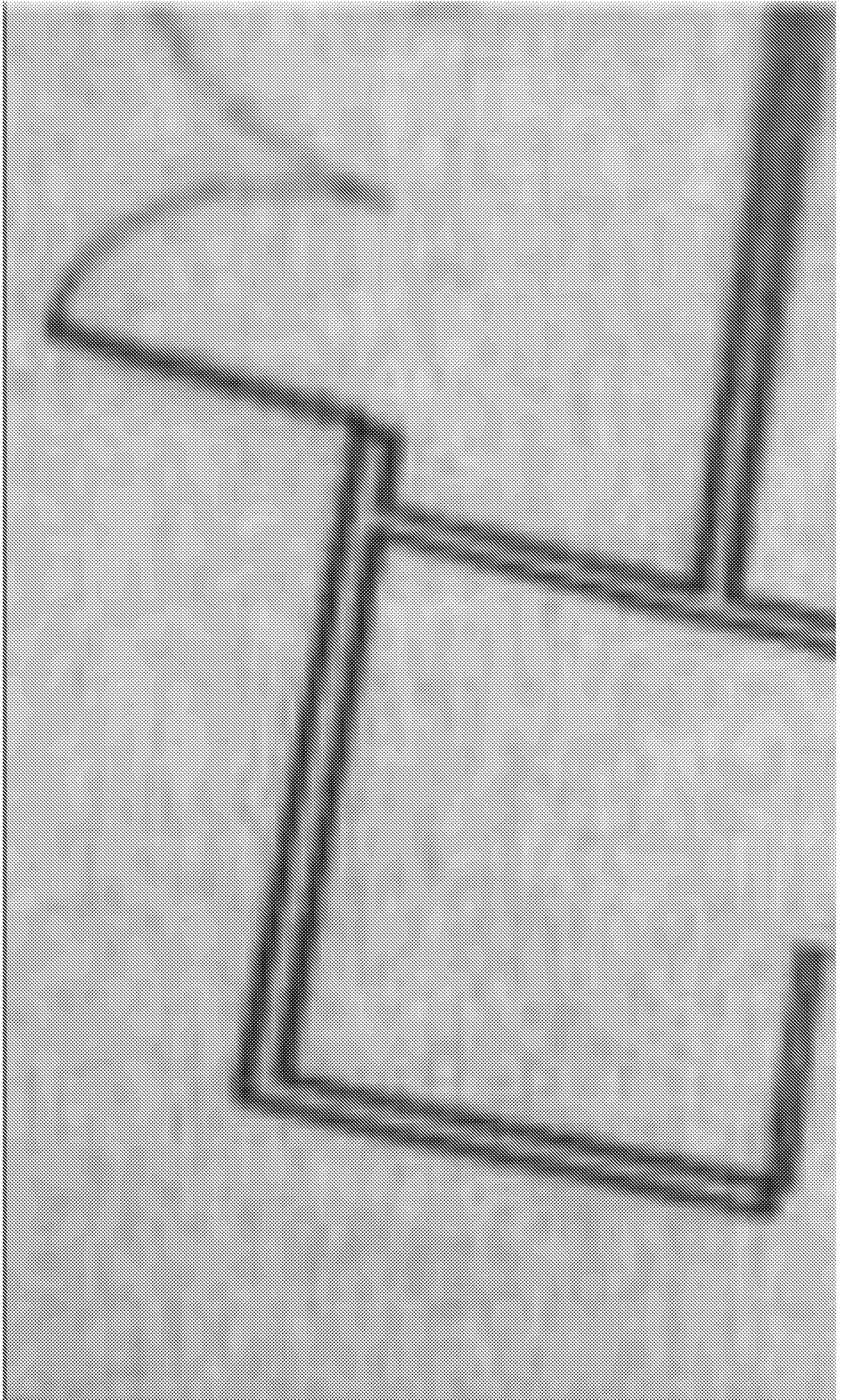
Please find attached soakaway calculations as requested.

Please now discharge this final condition

thanks

Ben

Ben J. Whitby BSc (Hons)
Director



BJW Planning & Architectural Services

7 Erringham Road, Shoreham - By - Sea, West Sussex, BN43 5NQ.

On Wed, Oct 16, 2019 at 11:19 AM Laura Gibbons <Laura.Gibbons@arun.gov.uk> wrote:

Ben,

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We require winter groundwater monitoring results and winter infiltration testing results to be supplied along with calculations evidencing that the soakaway is an appropriate size.

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Please see our checklist (attached) for full details of our requirements.

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Kind Regards,

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Laura Gibbons, MEng, GMICE

Engineer (Drainage & Coastal)

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Laura Gibbons Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@arun.gov.uk

Arun is Working in Partnership with Chichester District Council

Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

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From: Ben Whitby

Sent: 15 October 2019 09:35

To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: Fwd: Clifton Road, Bognor Regis, West Sussex- Surface Drainage

-

Dear Laura and Daniel,

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surface has been discharged into new soakaway, not into existing.

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The two existing soakaways were dug out and mass filled with concrete.

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Please see attached photos from our ground worker Glen Oakley. All approved by building control etc.

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We now look forward to the condition being discharged

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many thanks

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Ben Whitby

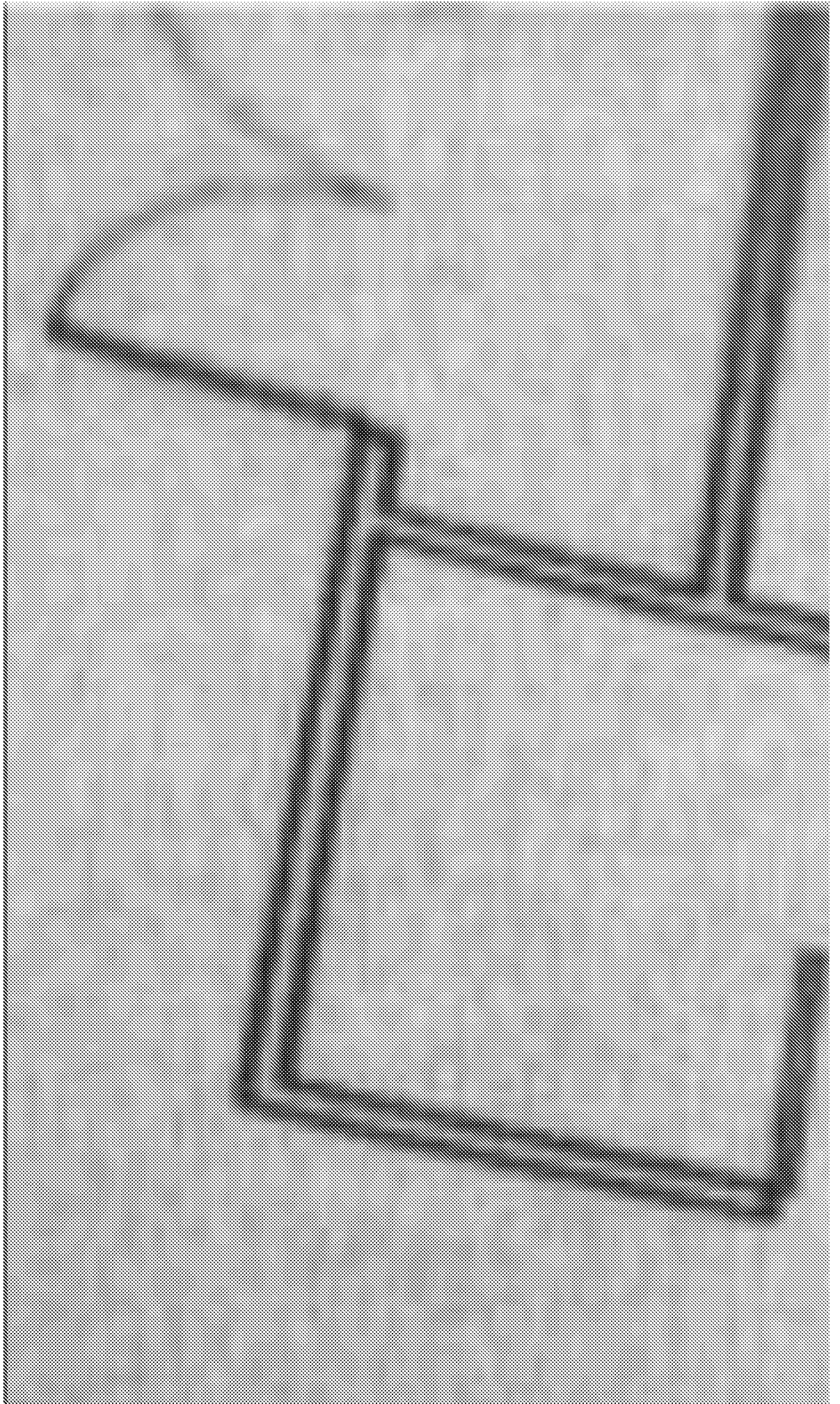
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Ben J. Whitby BSc (Hons)

Director



BJW Planning & Architectural Services

7 Erringham Road, Shoreham - By - Sea, West Sussex, BN43 5NQ.



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----- Forwarded message -----

From: Glen Oakley

Date: Mon, Oct 14, 2019 at 7:58 PM

Subject: Clifton Road, Bognor Regis, West Sussex- Surface Drainage

To

Hi Ben, foul / surface drainage was installed as to your drawings, surface has been discharged into new soak away, not into existing. The two existing soak aways were dud out and mass filled with concrete.

Sent from my iPad

<http://www.arun.gov.uk>
DX 57406 Littlehampton

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