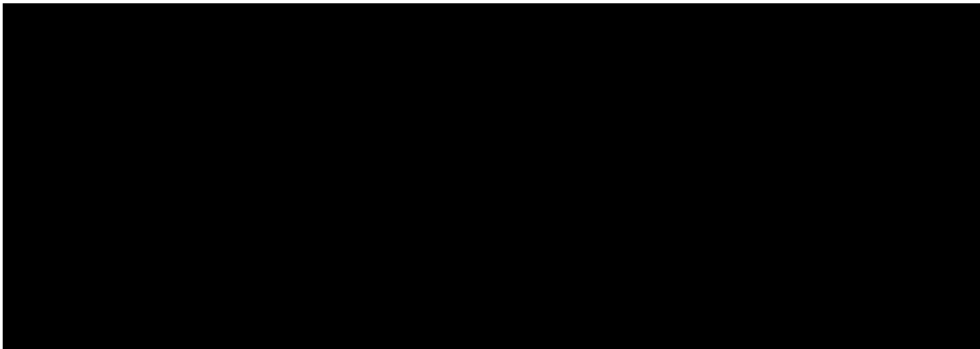
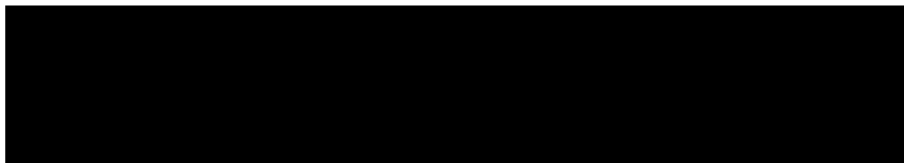




Please upload the below and an attached to the above application.

Thank you



Hi Maria

I have spoken to my Drainage Engineer and provide the following comments.

In relation to point 2. My engineer says that there is no requirement or need to have inspection chambers on the link pipes. The link pipes are very short lengths and are encased in concrete therefore provide a sealed link between soakaways. The link pipes are short in length therefore putting a manhole on them will mean putting it on the fence line which is not practical. The manhole would then be push further to one side of the fence very close to the soakaway. This is just not practical or needed.

In relation to point 4. We have provided the details of the soakaways as standard details. Generally the existing/proposed ground levels to the rear gardens is uniform at around 7.5m Yes it is accepted that the ground might vary 100mm across the site but the detail shows the worst case scenario of having a minimum cover of 300mm and the soakaways being all set at the same base level of 6.8m. I don't see why we have to specifically change the detail to show exact ground levels the detail is standard and the contractor will work with this and then adapt ground levels and covers to suit. It seems you are expecting the details to be spot on with levels but in reality there will be fluctuations of around 100mm on site. The detail provides the required information for the soakaways to be constructed to regulations and this will be adapted to ground conditions/levels on site which will be inspected by the building inspector and warranty provided.

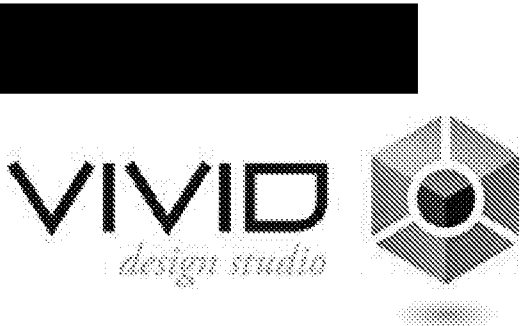
Finally in respect of condition 9. I find what you are asking for is completely unreasonable and not going to achieve anything. I attach a standard report that I have used with other local authorities to discharge maintenance conditions. The properties are being sold individually as freeholder owners. There is no management company therefore I am not providing details of funding for maintenance and schedule of works. The soakaway system is a self-contained system which does not require maintaining apart from general house keeping things the owners can do as set out in the attached document. I would never expect a home owner to start digging up and repairing a soakaway system of this nature as it would be very dangerous and not something I would advise. The system will be installed and be part of the 10 year warranty of the property. This will be maintained by the developer for the first 2 years and then the remaining 8 years by the insurance provider. If the system is failing to work then this would be dealt with by a claim on the 10 year warranty. Other than that the maintenance is restricted to the general stuff as highlighted in the report. That is it.

It is interesting that I have just looked at a scheme down the road which you granted consent for and although you put the same condition on the drainage design there was no condition relating to maintenance. It is very frustrating when I can build down the road with no maintenance manual required but this one I have to provide a full maintenance manual. This is unreasonable and the maintenance stuff provided is acceptable level of detail to discharge the planning condition. I can provide a full maintenance manual of 50 pages with various costings and schedules which will be pointless as no one will read it and it will have no relevance to the buyers as there is no management company. The maintenance requirements of the drainage systems will be part of the legal pack for each purchaser and part of the warranty and developers responsibilities post occupation.

Can you review the comments above and let me know any feedback.

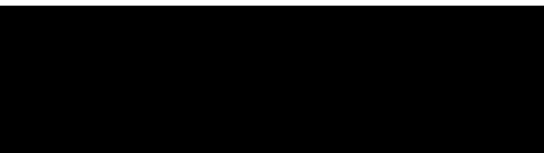
Regards

Philip Dudley
Director



ARCHITECTURAL DESIGN & PLANNING SERVICES

Paddock View, Calcot Mount Business Park, Calcot Lane, Curdridge, Southampton, Hampshire, SO32 2BN



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[REDACTED]

Hi Philip,

Please find below the comments of our Drainage Engineers.

Kind regards

Maria



[REDACTED]

Hi Maria,

I think we're nearly there on Condition 8, they still have a bit to do on Condition 9 though.

Engineers Comments Regarding Surface Water Drainage

Condition 8:

The calculated soakaway capacity is adequate, however the plan requires some modification and additional detail before the condition should be discharged. Please address the following points:

1. Soakaway crates are shown going beneath the boundary fences at plot 2/3 and plot 5/6. The design needs to be modified so that no crates are under boundary fences. Done.
2. The link pipes between the soakaways need to be surrounded in concrete and it is strongly advised that the applicant includes an inspection chamber on at least one of these pipes (please label this manhole/inspection chamber with invert and cover levels and cover type). Concrete surround specified, no inspection chamber.
3. Please label all pipes with the diameters, pipe materials, surround type, falls and/or invert levels. (If the diameters and materials are consistent a note to that effect stating the specification is sufficient). Done.
4. Please label soakaways with their invert levels, cover levels and cover types (not necessary if construction detail is kept on same drawing, in which case "see detail for levels" – only if moved to a separate construction details sheet, see below). This is still unclear, the existing topography shows ground level to be

at 7.5 for most of the soakaway areas which will only provide 300mm of cover rather than the 400mm specified. Luckily this is acceptable with the chosen crates, however the note needs to be changed to reflect this. In addition, the levels on the site vary and yet the cover depth is uniform on the detail. It is assumed that the three soakaways will be set at the same base level 6.8. If this is the case, using the detail is sufficient, however the cover depth should be changed to reflect that it varies for the different soakaways. I.E. Min 300mm and Min 700mm to the base of the soakaway.

5. All silt traps need to be labelled with their invert levels. Done
6. Provide construction detail drawings for the silt traps, inspection chamber, permeable paving and the two different pipe bed and surrounds. Done.
7. Please provide a prominent and clear note that the soakaways must not be subjected to additional loading at any time. Trafficking by construction plant on site, including mechanical equipment, must be avoided. This includes when backfilling the soakaways themselves. Done

Condition 9

No site specific maintenance and management manual has been supplied to be assessed therefore it is not possible to recommend discharge of this condition. It is noted that maintenance is discussed within this document, however, it does not meet the requirements of the condition. The applicant should supply a stand alone document intended to be read by the future residents and/or the maintenance company so that they can understand the basic surface water design strategy, how surface water is drained from the site, what components are used, how they are maintained, who is responsible for the maintenance, and how maintenance, repairs and replacement are funded. 'Should' and 'could' are not appropriate. The document should give clear direction of responsibility and also, if the system is to be maintained by a company, who will set it up, and what will happen if they do not carry out their duties, fold or do not have enough funding to carry out repairs/replacements. It is also noted that within this section the documents references two soakaways rather than three.

Kind Regards

Sarah Burrow
Engineering Assistant

Sarah Burrow
Engineering Assistant



Hi Sara,

I hope you are still smiling and healthy (wealthy as well ☺).

Please see in an attachment the further information required.

Kind regards

Maria





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



Save the environment - think before you print.

Hi Maria

Attached is revised drainage report which addresses all the issues raised by the drainage engineer. The report also includes maintenance information for the other condition 9. Can you seek comments and approval from the drainage engineer so we can get these drainage conditions discharged.

Also can you update on the variation application so we can get this approved.

Regards

Philip Dudley

Director



ARCHITECTURAL DESIGN & PLANNING SERVICES

Paddock View, Calcot Mount Business Park, Calcot Lane, Curdridge, Southampton, Hampshire, SO32 2BN

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[REDACTED]

Hi Philip,

I hope you are fine and healthy.

Please see below the further requirements of Drainage Engineers.

Kind regards

Maria



[REDACTED]

Engineers Comments Regarding Surface Water Drainage

Condition 8:

The calculated soakaway capacity is adequate, however the plan requires some modification and additional detail before the condition should be discharged. Please address the following points:

1. Soakaway crates are shown going beneath the boundary fences at plot 2/3 and plot 5/6. The design needs to be modified so that no crates are under boundary fences.
2. The link pipes between the soakaways need to be surrounded in concrete and it is strongly advised that the applicant includes an inspection chamber on at least one of these pipes (please label this manhole/inspection chamber with invert and cover levels and cover type).
3. Please label all pipes with the diameters, pipe materials, surround type, falls and/or invert levels. (If the diameters and materials are consistent a note to that effect stating the specification is sufficient).

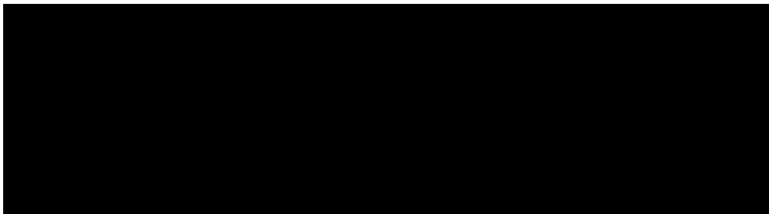
4. Please label soakaways with their invert levels, cover levels and cover types (not necessary if construction detail is kept on same drawing, in which case "see detail for levels" – only if moved to a separate construction details sheet, see below).
5. All silt traps need to be labelled with their invert levels.
6. Provide construction detail drawings for the silt traps, inspection chamber, permeable paving and the two different pipe bed and surrounds.
7. Please provide a prominent and clear note that the soakaways must not be subjected to additional loading at any time. Trafficking by construction plant on site, including mechanical equipment, must be avoided. This includes when backfilling the soakaways themselves.

Condition 9

No site specific maintenance and management manual has been supplied to be assessed therefore it is not possible to recommend discharge of this condition.

Kind Regards

Sarah Burrow
Engineering Assistant



k>

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: BR/57/20/DOC

Registered: 05-MAR-20

Site Address: 15-17 Kew Gardens Bognor Regis PO21 5RD

Description of Works: Approval of details reserved by condition imposed under ref BR/63/19/PL relating to Condition Nos 8 - surface water drainage and 9 - maintenance and management of the surface water drainage.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent [by replying to this email](#) by 25th March 2020.

www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Maria Tomalova who can be contacted on telephone



Thanking you in anticipation

Planning Case Officer
Arun District Council

post_con_email

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