

**From:** Laura Gibbons [REDACTED]  
**Sent:** 20 April 2021 09:16  
**To:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Cc:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Re: FW: Planning Consultation on: CM/11/21/DOC

Hi Anita,

Sorry that it has taken me some time to get to review this. I've made comments below.

The majority of points are now adequately resolved, however there are still some outstanding and some details missing.

Key

ADC comments 16/03/20

Applicant response 30/03/20

ADC comments 20/04/20

Condition 11- Surface Water Drainage Design

1. Greenfield runoff rates are based upon total site area rather than impermeable area that is draining to attenuation. Please restrict discharge to greenfield QBar for the area positively drained, or to 2l/s (whichever is greater). This has been revised and the new calculations are attached. *Okay, point closed.*
2. The impermeable areas plan appears to use an old layout, not the latest layout as approved under CM/55/20/PL. Please provide an updated impermeable areas plan. Updated plan attached to be read alongside the new calculations / drainage modelling. *Okay, point closed.*
3. The long section on the drainage details sheet 1 refers to a hydrobrake with a restriction of 2.0l/s, which conflicts with the calculations, other details and layout (although addressing point 1 will affect these). This is now correct after the revised calculations, other details have been updated accordingly. See comment below.
4. Please detail finish and formation levels of permeable paving on plan. These are shown in the detailed sections but have also been added to the plan. *Please detail on driveways.*
5. Please make the permeable paving construction details clearer. I.e. please provide one which clearly details the driveway construction, and one which details the road construction. Both must clearly state minimum required sub-base depth. I have updated the sections to show one for the access road and another for the driveways. *Drainage details 1 of 2 not provided with this package of information, please provided.*
6. Please detail all pipe diameters and falls on plan. Plan updated. *Please detail pipes in permeable paving driveways.*
7. No connections are shown to/ from the permeable car park areas. We have now shown a connection into the storm drainage system.
8. Please provide site specific construction detail drawings of the proposed headwall, this should include a plan and full cross section through the ditch. All headwall drawings should indicate existing bed level, and top of

bank level. Detail updated. *Two sets of drainage details sheet 2 have been provided, please confirm which version should be reviewed.*

9. I note that it is proposed to have a 100mm thick concrete cover slab over the top of the perforated main pipe, with 150mm each side of pipe work. This would have to be constructed very carefully so as not to cause concrete ingress into the perforated pipe, and it will also result in a strip of road being impermeable. Has the use of diffuser units been considered instead with a small fall in formation over the site? The outlet diffuser unit would have to be at the base of the sub-base. As should the pipe at the downstream end if this is to remain. We have updated the details to show diffuser units where possible. *Okay, please detail invert levels of diffuser units.*

#### Condition 12- discharge of flows/ culverting

1. Please supply further details of the proposed culvert, i.e. diameter, invert level, and construction details-including headwalls. *We have put more information on the drawing on the details drawing. Two sets of drainage details sheet 2 have been provided, please confirm which version should be reviewed.*
2. It is stated on the plans that the culverting has been agreed, we do not believe this to be the case. Please supply evidence that an application for land drainage consent has been made for both the proposed culverting and outfall headwall. This has been applied for and we are issuing new information and the application is ongoing. *Okay.*

#### Condition 13- maintenance manual

1. The maintenance manual should be updated to reflect the current drainage design. The maintenance manual has been updated to suit. *Okay, will be reviewed once design is finalised.*
2. The maintenance manual refers to gullies, it is not clear where these are on the plan. This has been removed from the maintenance manual. *Okay, will be reviewed once design is finalised.*
3. Details of the maintenance requirements of the hydrobrake are insufficient. How frequently this should be inspected, cleared of debris, etc. should be clearly contained within the maintenance manual. Updated as required. *Okay, will be reviewed once design is finalised.*
4. The maintenance requirements of pipework and catchpits should be included. Updated as required *Okay, will be reviewed once design is finalised.*

Kind regards,

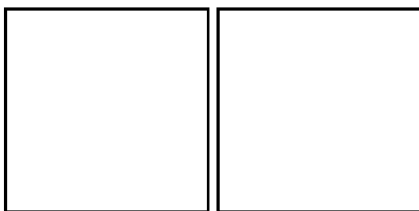
**Laura Gibbons**

Engineer, Adur & Worthing Councils



Website: [www.adur-worthing.gov.uk](http://www.adur-worthing.gov.uk)

Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



On Wed, 31 Mar 2021 at 10:24, Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)> wrote:

Hi Laura,

Do these details satisfactorily address the points raised and allow the condition to be discharged?

Thanks

Anita

**Anita Gardner**

Principal Planning Officer,

Directorate of Place



T: 01903 737529

E: [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)



---

Sign up to our newsletter [here](#)

**To register to receive notification of planning applications in your area please go to**  
[www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

**Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.**

**During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:**

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

**The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.**

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

---

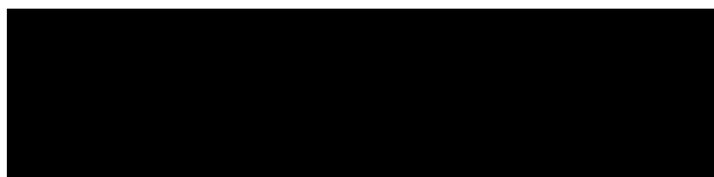
**From:** Gavin Rossner [REDACTED]  
**Sent:** 30 March 2021 14:49  
**To:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Cc:** Simon Rolison [REDACTED]  
**Subject:** RE: Planning Consultation on: CM/11/21/DOC

Dear Anita,

Please see below for responses to queries raised by Laura including revised drawings to reflect comments.

Kind Regards

Gavin Rossner BA (Hons) Dip Arch MA  
Co-Director of R&R Design Studio LTD



8 Kipling House, Newlands Avenue, Waterlooville, PO7 5FY



---

**From:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Sent:** 24 March 2021 17:58  
**To:** R & R Design Studio [REDACTED]  
**Subject:** FW: Planning Consultation on: CM/11/21/DOC

Dear Mr Fryer,

Please see the comments below from our drainage engineer. Can you let me have the additional details /clarification she is seeking within the next 10 days or the application will be determined on the basis of the information submitted?

Regards

Anita Gardner

**Anita Gardner**

Principal Planning Officer,

Directorate of Place



**T:** 01903 737529

**E:** [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)



---

Sign up to our newsletter [here](#)

**To register to receive notification of planning applications in your area please go to**  
[www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

**Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.**

**During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:**

- **Research planning and building control history**
- **View any planning applications, plans, agreements, tree preservation orders or competent persons data**
- **Submit building control applications**
- **Submit planning application comments**
- **Report any planning compliance issues**

**The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.**

**All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.**

**From:** Laura Gibbons <Laura.Gibbons@arun.gov.uk>  
**Sent:** 16 March 2021 14:11  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Subject:** RE: Planning Consultation on: CM/11/21/DOC

Dear Anita,

Thank you for consulting us on this discharge of conditions application, we have the following comments.

**Condition 11- Surface Water Drainage Design**

1. Greenfield runoff rates are based upon total site area rather than impermeable area that is draining to attenuation. Please restrict discharge to greenfield QBar for the area positively drained, or to 2l/s (whichever is greater). This has been revised and the new calculations are attached.
2. The impermeable areas plan appears to use an old layout, not the latest layout as approved under CM/55/20/PL. Please provide an updated impermeable areas plan. Updated plan attached to be read alongside the new calculations / drainage modelling.
3. The long section on the drainage details sheet 1 refers to a hydrobrake with a restriction of 2.0l/s, which conflicts with the calculations, other details and layout (although addressing point 1 will affect these). This is now correct after the revised calculations, other details have been updated accordingly.
4. Please detail finish and formation levels of permeable paving on plan. These are shown in the detailed sections but have also been added to the plan.
5. Please make the permeable paving construction details clearer. I.e. please provide one which clearly details the driveway construction, and one which details the road construction. Both must clearly state minimum required sub-base depth. I have updated the sections to show one for the access road and another for the driveways.
6. Please detail all pipe diameters and falls on plan. Plan updated
7. No connections are shown to/ from the permeable car park areas. We have now shown a connection into the storm drainage system.
8. Please provide site specific construction detail drawings of the proposed headwall, this should include a plan and full cross section through the ditch. All headwall drawings should indicate existing bed level, and top of bank level. Detail updated.
9. I note that it is proposed to have a 100mm thick concrete cover slab over the top of the perforated main pipe, with 150mm each side of pipe work. This would have to be constructed very carefully so as not to cause concrete ingress into the perforated pipe, and it will also result in a strip of road being impermeable. Has the use of diffuser units been considered instead with a small fall in formation over the site? The outlet diffuser unit would have to be at the base of the sub-base. As should the pipe at the downstream end if this is to remain. We have updated the details to show diffuser units where possible.

**Condition 12- discharge of flows/ culverting**

1. Please supply further details of the proposed culvert, i.e. diameter, invert level, and construction details- including headwalls. We have put more information on the drawing on the details drawing.
2. It is stated on the plans that the culverting has been agreed, we do not believe this to be the case. Please supply evidence that an application for land drainage consent has been made for both the proposed culverting and outfall headwall. This has been applied for and we are issuing new information and the application is ongoing.

### Condition 13- maintenance manual

1. The maintenance manual should be updated to reflect the current drainage design. The maintenance manual has been updated to suit
2. The maintenance manual refers to gullies, it is not clear where these are on the plan. This has been removed from the maintenance manual
3. Details of the maintenance requirements of the hydrobrake are insufficient. How frequently this should be inspected, cleared of debris, etc. should be clearly contained within the maintenance manual. Updated as required.
4. The maintenance requirements of pipework and catchpits should be included. Updated as required

Please reconsult us once further information has been supplied.

Kind regards,

**Laura Gibbons**

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



**T:** 01903 221374

**E:** [laura.gibbons@arun.gov.uk](mailto:laura.gibbons@arun.gov.uk) or [REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

---

**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 05 March 2021 15:49

**To:** Land Drainage [REDACTED]

**Subject:** Planning Consultation on: CM/11/21/DOC

**To: Engineers (Drainage)**

## NOTIFICATION FROM ARUN DISTRICT COUNCIL

### TOWN AND COUNTRY PLANNING ACT 1990

**Application No:** CM/11/21/DOC  
**Registered:** 5th March 2021  
**Site Address:** Scyld Horsemere Green Lane Climping BN17 5QZ  
**Description of Works:** Approval of details reserved by condition imposed under CM/21/19/PL relating to conditions 11-surface water drainage scheme, 12-discharge of flows to water courses or for the culverting, diversion, infilling or obstruction of any water course on or adjacent to site & 13-maintenance and management of surface water drainage system.

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 wish to make any comments click on the link [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning) and click into ?Enter Comment? or if this is not possible email your response to [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) by **19th March 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.**

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

Yours sincerely

Mrs A Gardner

Planning Case Officer- Arun District Council

Telephone: 01903 737529

Email: [Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)

PLC/COND/00 (ODS) 2020

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

\*\*\*\*\*

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

\*\*\*\*\*

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.