

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

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

Sent: 01 March 2022 13:16

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: CM/72/21/DOC Mistletoe Farm

Hi Anita,

Thanks for the email and sorry for the delay in response.

I've provided my comments in *red* below.

Thanks,

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

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

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 16 February 2022 08:52

To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>

Subject: FW: CM/72/21/DOC Mistletoe Farm

Hi Laura/Paul,

I am not sure who is dealing with this DOC. I note Paul was copied in by the agent. Please can you let me know if these additional details are sufficient to discharge the condition?

I can see Laura is away until 01-03-2022 so if Paul could respond before then that would be helpful.

Thanks

Anita

Anita Gardner

Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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Sent: 10 January 2022 19:55

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: CM/72/21/DOC Mistletoe Farm

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Hi Anita

As requested please find attached revised information on the drainage. I confirm the following in relation to the comments received. I trust this can be dealt with within the timescales as my client and the engineer had a meeting

with Paul Cann on Thursday 6th January to discuss and resolve the issues so we know we have done what has been requested. I would however ask that if some additional time is needed then respectfully ask for an extension of time to resolve any issues as we know Paul Cann is very busy at the moment.

The Drainage Engineers have provided the following comments with reference to condition 10

1. No winter groundwater monitoring results or infiltration testing have been supplied with this application. It would be good to know if the applicant wishes to use results from adjacent sites. **Infiltration testing from this application site can be found in Appendix F of the attached Drainage Report. This was a report compiled by others at planning stage. Groundwater monitoring results from the Scyld site are attached. Okay.**
2. Section A-A states a highest recorded groundwater level of 5.33m AOD. This is 700mm below ground level, which is significantly lower than adjacent sites. Please provide winter groundwater monitoring results. **5.33 AOD is the correct level of the highest recorded groundwater, due to no dig areas within RPA's then we have raised our road levels by 380mm. Existing ground level is marked on the section & drawing. The groundwater monitoring results show shallowest groundwater at 0.32mbgl at WS1, although not directly clear in comments it appears that this figure has been used in design. Point closed.**
3. Proposals are to attenuate surface water and discharge it to ordinary watercourse at 2l/s. Invert levels of the existing ordinary watercourse culvert should be provided, along with evidence of ordinary watercourse land drainage consent. **Invert level updated, OWC consent currently with Paul Cann. Okay.**
4. The access track is proposed to be permeable, and appears to discharge to the driveway via a diffuser. Please label the invert of the diffuser. **This is discharging direct to the flow control, IL noted on drawing. Okay.**
5. It is not clear how water from the access will be discharged into the driveway. Is it proposed to discharge via a diffuser, a permeable pipe, rigid pipe? Please provide clarity on layout, and provide a construction detail drawing. Okay.
6. It is not clear how water will be collected from the driveway. Is it proposed to collect via a diffuser, a permeable pipe, rigid pipe? Please provide clarity on layout, and provide a construction detail drawing. Okay.
7. There appears to be a rogue diffuser unit on the layout plan, this is not connected. Please remove. **Removed Okay.**
8. Catchpits must be provided upstream of connections into permeable paving. **Is stated within key but I have now also noted on the drawing. Okay.**
9. Please label all pipes with diameter and fall. **Updated** *No fall present between SW04 and SW03. But considerable fall between SW03 and SW02, please provide minimum fall between SW04 and SW03. Note ACO multidrain around building with no fall, is there no way to design the RWPs to provide only downpipes to the north of the building and remove this feature?*
10. Please provide construction detail drawings of catchpits, pipe bed and surround, and hydrobrake. **Updated** *Catchpit detail is poor, e.g. benching should not be shown at pipe level, you are implying that the chamber extends below the internal base rather than there being a sump. Sump depth shown to base of in situ concrete foundation, please correct.*
11. Calculations do not demonstrate the required head specification for the hydrobrake. **Opted for Controflow with orifice** *See comment 9 above which may result in change to SW03 invert level. Please provide Controflow data to evidence orifice size and level are suitable.*
12. Calculations do not appear to account for the fact that the access track will discharge into the driveway. **Updated Okay.**

Regards

Philip Dudley
Director





ARCHITECTURAL DESIGN & PLANNING SERVICES

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

[REDACTED]

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 21 December 2021 15:30

[REDACTED]

Subject: CM/72/21/DOC Mistletoe Farm

Dear Mr Dudley,

The Drainage Engineers have provided the following comments with reference to condition 10

1. No winter groundwater monitoring results or infiltration testing have been supplied with this application. It would be good to know if the applicant wishes to use results from adjacent sites.
2. Section A-A states a highest recorded groundwater level of 5.33m AOD. This is 700mm below ground level, which is significantly lower than adjacent sites. Please provide winter groundwater monitoring results.
3. Proposals are to attenuate surface water and discharge it to ordinary watercourse at 2l/s. Invert levels of the existing ordinary watercourse culvert should be provided, along with evidence of ordinary watercourse land drainage consent.
4. The access track is proposed to be permeable, and appears to discharge to the driveway via a diffuser. Please label the invert of the diffuser.
5. It is not clear how water from the access will be discharged into the driveway. Is it proposed to discharge via a diffuser, a permeable pipe, rigid pipe? Please provide clarity on layout, and provide a construction detail drawing.
6. It is not clear how water will be collected from the driveway. Is it proposed to collect via a diffuser, a permeable pipe, rigid pipe? Please provide clarity on layout, and provide a construction detail drawing.
7. There appears to be a rogue diffuser unit on the layout plan, this is not connected. Please remove.
8. Catchpits must be provided upstream of connections into permeable paving.
9. Please label all pipes with diameter and fall.
10. Please provide construction detail drawings of catchpits, pipe bed and surround, and hydrobrake.
11. Calculations do not demonstrate the required head specification for the hydrobrake.
12. Calculations do not appear to account for the fact that the access track will discharge into the driveway.

Please can you let me have the additional information by 10-01-2022 or the application will be determined on the basis of the information submitted?

Regards

Anita Gardner

Anita Gardner
Principal Planner



T: 01903 737529

E: anita.gardner@arun.gov.uk

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