

S20.

Amanda Scholes

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 July 2014 10:53
To: planning@southdowns.gov.uk; Amanda Scholes
Subject: FW: Planning Consultation on EG/48/14/DOC

From: Thomas Callaway
Sent: 09 July 2014 10:44
To: Planning.Responses
Subject: RE: Planning Consultation on EG/48/14/DOC

We require calculations showing that the soakaway can contain the 1 in 100 year storm event plus 30% from the additional impermeable areas, BRE 365 results for the infiltration rate and also winter groundwater monitoring to show that the soakaway will not be inundated when the water table is at its highest.

Regards

Tom Callaway

Thomas Callaway | Drainage & Coastal Engineer, Engineering Services, Arun District Council | Location: Second Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716019 | E-mail: Thomas.Callaway@arun.gov.uk
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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 08 July 2014 17:34
To: Thomas Callaway
Subject: Planning Consultation on EG/48/14/DOC

To: Engineers (Fluvial Flooding)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION EG/48/14/DOC
NO:

Registered: 08-JUL-14
Site Address: The Barnham Hotel 28 Barnham Road Barnham PO22 0ES

Description of Works: Application for approval of details reserved by condition 6 of previously approved planning application EG/30/13 - relating to 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 22nd July 2014.

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 Mr S Davis who can be contacted on telephone number 01903 737874.

Thanking you in anticipation

Planning Case Officer
Arun District Council

post_con_email

Simon Davis

From: Thomas Callaway
Sent: 20 August 2014 13:25
To: Simon Davis
Subject: RE: Ref EG/48/14/DOC Barnham Bridge Inn Surface Water Drainage Condition

Yes this should be shown as they are affecting the way surface water will flow by reprofiling the hardstanding. It should show any connections to manholes etc

Regards

Tom

Thomas Callaway | Drainage & Coastal Engineer, Engineering Services, Arun District Council | Location: Second Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Simon Davis
Sent: 20 August 2014 10:02
To: Thomas Callaway
Subject: RE: Ref EG/48/14/DOC Barnham Bridge Inn Surface Water Drainage Condition

Hi Tom,

I see that you say I can discharge the conditions but I also see that they need to do an additional gully. Does this need to be shown on an amended plan?

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
Telephone: +44 (0)1903 737874
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From: Thomas Callaway
Sent: 19 August 2014 16:45
To: Simon Davis
Subject: RE: Ref EG/48/14/DOC Barnham Bridge Inn Surface Water Drainage Condition

Hi Simon

Sorry I missed your call. They have now tried soakaway tests which were unsuccessful. The drainage will be similar to existing, an additional gully is required due to reprofiling of the hardstanding but this will connect into the existing system. As there is hardstanding existing already we can now only treat this as no real change from existing as soakage will not work at this location.

Therefore the conditions can technically be discharged as the testing was attempted but proved that soakage is not an option. I am yet to hear whether Southern Water had any concerns.

Regards

Tom

Thomas Callaway | Drainage & Coastal Engineer, Engineering Services, Arun District Council | Location: Second Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Simon Davis
Sent: 18 August 2014 17:58
To: Thomas Callaway
Subject: Ref EG/48/14/DOC Barnham Bridge Inn Surface Water Drainage Condition

Hi Tom,

I note your objections to the discharge of this condition. I actually forwarded your concerns to the agent on 10 July (but have not heard back from them). However, I'm about to refuse to discharge the condition and I noticed that the condition in question is shorter than normal:

"Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan."

Looking back, I see we had a conversation about the need for the winter monitoring (see attached). I'm not sure that you necessarily agreed with my removal of the bit about winter testing in the condition but as I did remove that sentence, I don't see that we can ask for that information now. Therefore, can you advise whether your previous comments on this DOC app will change at all? You had requested the following:

- (1) calculations showing that the soakaway can contain the 1 in :100 year storm event plus 30% from the additional impermeable areas;
- (2) BRE 365 results for the infiltration rate; and
- (3) winter groundwater monitoring to show that the soakaway will not be inundated when the water table is at its highest.

Do I assume that (1) and (2) still apply?

Ta

Simon J Davis MRTPI, Senior Planning Officer, Development Control

Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

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Simon Davis

From:  Simon Davis
Sent: 18 August 2014 17:58
To: Thomas Callaway
Subject: Ref EG/48/14/DOC Barnham Bridge Inn Surface Water Drainage Condition
Attachments: facb561fe9f04c4.pdf

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Rebecca Payne

From: Julie Grieves on behalf of Planning.Responses
Sent: 27 September 2013 08:21
To: Planning Scanning; Amanda Scholes
Subject: FW: EG/30/13

From: Simon Davis
Sent: 26 September 2013 12:09
To: Planning.Responses
Subject: FW: EG/30/13

Please upload. No paper copy required

From: Thomas Callaway
Sent: 26 September 2013 12:07
To: Simon Davis
Subject: RE: EG/30/13

Hello Simon,

I was out on Chichester business this morning, sorry. The changes you mention should be ok if the surface water flooding potential isn't worsened.

Regards

Tom

<u>Thomas Callaway</u> Drainage & Coastal Engineer, Engineering Services, <u>Arun District Council</u> Location: Second Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF Internal: 37818 External: +44 (0) 1903 737818 Fax: +44 (0) 1903 716019 E-mail: Thomas.Callaway@arun.gov.uk Arun is Working in Partnership with Chichester District Council Visit our web site at www.arun.gov.uk and www.chichester.gov.uk  Save the environment - think before you print.
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From: Simon Davis
Sent: 26 September 2013 10:39
To: Thomas Callaway
Subject: RE: EG/30/13

Hi Tom,

I presume you are at this Barnham meeting this morning.

The site is currently part beer garden (paving slabs) and part car park (hardstanding). The changes will make it all hardstanding. So either there is no need for a SUDS condition at all or if so then there is no need for the blurb about winter percolation testing?

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
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From: Thomas Callaway
Sent: 25 September 2013 10:53
To: Simon Davis
Subject: EG/30/13

Hello Simon, called back but I see you are out all day today.

From looking at the application again, I think my comments may have been due to potentially increased impermeable surfaces. Increased runoff may end up in a sewer, and as this is within the Lidsey catchment we have commented on the drainage proposals. The application stated that surface water will be dealt with using soakaways, although I don't remember seeing any details about any existing or proposed structures. If the impermeable area proposed is actually the same as existing, then I would suggest that surface water drainage for this application is likely to be less of an issue.

Regards

Tom Callaway

<u>Thomas Callaway</u> Drainage & Coastal Engineer, Engineering Services, <u>Arun District Council</u> Location: Second Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF Internal: 37818 External: +44 (0) 1903 737818 Fax: +44 (0) 1903 716019 E-mail: Thomas.Callaway@arun.gov.uk Arun is Working in Partnership with Chichester District Council Visit our web site at www.arun.gov.uk and www.chichester.gov.uk  Save the environment - think before you print.
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Simon Davis

From: Sophie Hinton
Sent: 22 August 2014 10:17
To: Simon Davis
Cc: Matthew Roe
Subject: RE: Application EG/48/14/DOC - The Barnham Bridge Inn (Drainage Condition)

Hi Simon,

I have forwarded your email to our drainage engineer and he has advised that the current civil engineering scheme already shows the information to include an extra gully/connection to manhole.

Sophie

Sophie Hinton
Planner

From: Simon Davis [mailto:Simon.Davis@arun.gov.uk]
Sent: 21 August 2014 15:30
To: Sophie Hinton
Subject: RE: Application EG/48/14/DOC - The Barnham Bridge Inn (Drainage Condition)

Dear Sophie,

I have received further advice from Engineers to say that:

"They have now tried soakaway tests which were unsuccessful. The drainage will be similar to existing, an additional gully is required due to reprofiling of the hardstanding but this will connect into the existing system. As there is hardstanding existing already we can now only treat this as no real change from existing as soakage will not work at this location. Therefore the conditions can technically be discharged as the testing was attempted but proved that soakage is not an option. I am yet to hear whether Southern Water had any concerns."

I have since queried the need for the extra gully and have had the following: *"Yes this should be shown as they are affecting the way surface water will flow by reprofiling the hardstanding. It should show any connections to manholes etc"*.

Therefore, I consider, if you amend your submitted plan to include the extra gully/connections to manholes etc, then I will be able to approve the condition.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
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From: Simon Davis
Sent: 19 August 2014 11:25
To: 'Sophie Hinton'
Subject: RE: Application EG/48/14/DOC - The Barnham Bridge Inn (Drainage Condition)

Dear Sophie,

I almost refused this DOC yesterday evening as I hadn't heard back from you since my email of 10/07/14. However, I have held off because I realised that I had requested percolation testing and winter groundwater monitoring from you (or rather our Engineers had done so and I forwarded their comments to you) but that I had removed the section of the condition that requires these two things from that imposed on EG/30/13. FYI, this is the section of the condition that I removed: "Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage." I did this because with there being no change in the hard surfaced nature of the site, requiring winter testing seemed to be excessive.

Therefore, I do not consider that you really need to provide info re those two items. But please do provide the other info to me asap as I will need to revert back to Engineers and I would like to keep to my target date of the 22nd August (although I note the expiry date is the 2nd September).

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
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From: Sophie Hinton [REDACTED]
Sent: 19 August 2014 11:10
To: Simon Davis
Cc: Matthew Roe
Subject: RE: Application EG/48/14/DOC - The Barnham Bridge Inn (Drainage Condition)

Hi Simon,

Further to your email below, our drainage consultant has been in discussions with Southern Water since you sent me their concerns, and they are dealing with their concerns over the surface water drainage condition.

Southern Water said they would get back to them by 18th August, but they have yet to hear and are chasing them for feedback.

With this in mind, I would appreciate it if you kept the application running and await the further comments from SW and our drainage consultant.

Regards,

Sophie

Sophie Hinton
Planner
[REDACTED]

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 10 July 2014 10:30
To: Sophie Hinton
Subject: Application EG/48/14/DOC - The Barnham Bridge Inn (Drainage Condition)

Dear Sophie,

Please see attached comments from our Drainage Engineers.

My expected date on this one is the 2nd of September so I consider that you have time to submit further details but if further work needs to be done that will not be complete until after that date, then I will have to refuse the application.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
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