

[REDACTED]

[REDACTED]

[REDACTED]

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 14 October 2021 08:55

To: Garry Mount [REDACTED] Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Cc: Anthony Harrison [REDACTED] Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: RE: Development at Ferringham lane - FG/145/21/DOC

Dear Garry,

I have taken a look at the groundwater monitoring you have supplied (from 1 Beehive Lane) and unfortunately this is located further from the proposed development than the data that I referenced at 40 Little Paddocks (below). On this basis I will not be prepared to accept it to justify the surface water drainage design for the site.

I suggest that groundwater monitoring is undertaken on the site from early December to late February to capture accurate site specific data that can be utilised for the purposes of the design.

I have not scrutinised the other documents that have been supplied as I suspect that the design will have to be altered following the groundwater monitoring.

Maria, I recommend that this DOC application is refused. A new application can be made in spring once the necessary site investigations have been undertaken.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk

Current working pattern: Monday-Wednesday 8am-2:30pm, Thursday 8am-5pm, Friday 8am-11:30am.

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Garry Mount [REDACTED]

Sent: 06 October 2021 10:23

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Cc: Anthony Harrison [REDACTED]

Subject: Development at Ferringham lane - FG/145/21/DOC

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Maria

Re: Development at Ferringham lane - FG/145/21/DOC

Following your recent emails I have attached my revised drawings 20-07-3.17 Revision E. I have added additional information relating to the drainage along with a detail of the bin store to be positioned at the bin collection area and a detail of the new close boarded fencing. The location of new fencing is shown on the landscape plan.

I would also like to confirm the following:

Engineers Comments Regarding Surface Water Drainage

The applicant has supplied the application reference for the previous approval (FG/140/18/DOC) and the relevant documents associated with that approval. Unfortunately these have not been adjusted to account for the new layout and the increased impermeable area on the site. I also have questions regarding the ground investigations that were undertaken under the formerly approved scheme. Please address the following issues/update the plans as follows:

1. *No reference is made on the drainage layout to the groundwater levels evidenced on the site. Just that "Groundwater levels are know [sic] to be high in this area". This was picked up on by Laura Gibbons in her consultation on FG/140/18/DOC on 17/08/2018 (uploaded 21/08/2018) and stated that "discussions have been held with the applicant and their engineer. Winter groundwater monitoring was available from a neighbouring site and this has been used for design". No reference has been made to which site this was or what level groundwater was found at.*

However, I am aware of groundwater levels of 0.37m bgl (below ground level) at 40 Little Paddocks (another neighbouring property - application reference FG/74/20/DOC) which rendered infiltration unsuitable for that site and would indicate that the soakaways proposed for this site are too deep.

Please present alternative groundwater monitoring data (with application references if not for this site) which illustrates that the infiltration depth proposed is appropriate for the site and if the level is significantly different from that evidenced that 40 Little Paddocks please provide a reasonable explanation for this. In my opinion, site specific groundwater monitoring should have been provided for a site of this size and if a satisfactory solution can not be found without an accurate understanding of the site conditions then it will be requested.

I've attached groundwater monitoring data that was submitted with the previously approved application FG/140/18/DOC.

2. *I am not satisfied with the timing of the infiltration testing nor the factor of safety used. In this case and only due to the previous approval it will be accepted again, however, this must not be read as precedent set.*
3. *Calculations need to be updated for the increased impermeable area as a result of the non-material amendment. Although the footprint of the buildings has been increased slightly (from 476m² to 490m²) the areas of paving have been reduced. The total area of building and paving has been reduced from 1402m² to 1157m² and the percentage of permeable paving has been increased. Please see attached diagram showing the calculations.*
4. *The Drainage Layout needs to be updated to account for the updated layout. Please pay attention to Note 10 on our Drainage Checklist [download.cfm \(arun.gov.uk\)](https://www.arun.gov.uk/download.cfm) for the level of detail required on the layout as this will have changed since the previous approval in 2018. I have attached my revised site plan 20-07-3.17*

Revision E, on which I have added additional information. I have also omitted the additional soakaways shown in the rear gardens

5. *Please provide construction detail drawings for all components. Again this requirement is listed in the drainage checklist linked above (under Note 11).* On the attached revised site plan 20-07-3.17 Revision E, I have added construction details as shown on the layout previously approved.

Please don't hesitate to contact me if further information is required.

Kind regards

Garry

Garry Mount MCIAT
Chartered Architectural Technologist

57 Highfield Crescent
Brighton, East Sussex BN1 8JD