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From: John Hall <John.Hall@johnhallconsulting.co.uk>

Sent: 26 August 2020 14:23

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

Cc: Paul Cann <Paul.Cann@arun.gov.uk>; Stuart Magowan <stuart@civil.co.uk>; David Moore
(david.moore@dpsltd.com) <david.moore@dpsltd.com>

Subject: Resubmission - DoC 3 - Wicks Farm

Hello Anita,

Please find attached a copy of the resubmission form for the Discharge of Condition #3 for Wicks Farm, Ford.

I have also attached a copy of the receipt for the application fee.

The answers from Stuart Magowan (CEP) to the earlier queries from Paul Cann are below; including the detailed drawings and specifications in the dropbox link.

You already have the earlier very comprehensive and detailed reports as follows:

- Flood Risk + Foul & Surface Water Drainage Strategy – Civil Engineering Practice – January 2019
- Surface Water Flooding & Drainage – Envireau Water – March 2020
- SuDS Operation & Maintenance – Jackson Purdue Lever – March 2020

Don't hesitate to let me know if you need anything else.

Many thanks, John.

John Hall MBA MCIHort
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[REDACTED]

From: Stuart Magowan [REDACTED]
Sent: 21 August 2020 15:40
To: Paul Cann [REDACTED]
Cc: Anita Gardner [REDACTED] John Hall [REDACTED]; CEP | Reception
[REDACTED]
Subject: FW: 23314 Decision Notice DOC Individual Actual PLDNDOCIACT

Hi Paul

Further to the submission on 13 July 2020 and receipt of your further comments, which I have listed below and responded to in blue below, the following link will allow a download of the details and drawings referred to in the responses below for your approval.

https://www.dropbox.com/sh/7jlwayb3ygors62/AAAM_gpUVJC-WSCkeQz0c2U0a?dl=0

1. The northern boundary ditch in vicinity of the proposed reservoir is currently located on the other side of the network rail fence and not within the redline boundary. As previously suggested a ditch will be required within the red line boundary and running parallel to the network rail ditch. Please adjust drawings and provide a typical profile cross section. Land drainage consent is also required for the new ditch and headwall outlet. There is an existing ditch on site at the northern boundary and a further ditch the other side of the Network Rail fence, the existing ditch is noted to be cleared of debris, vegetation and silt and regraded where required. This is indicated on drawings 21E, 22E and 24E. The comments on Land Drainage Consent are noted but are not a reason to refuse discharge of condition as they are covered by separate legislation.

2. The pipe outlet invert (1.500) from the reservoir is currently shown below ditch bed level. Noted, this was a typo and has been corrected to 2.1m AOD (100mm above bed level) and detailed on drawing 22E.
3. Adequate freeboard (ie. min 300mm) is required between the predicted top water levels in the reservoir and top of bank ie. may need to lower outlet level. Also, ensure the hydrobrake design head takes account of any adjustments to the design to achieve this. We propose a minor raising of the bank level, this has been updated to provide 300mm minimum freeboard. The hydrobrake design remains unchanged as the design head remains the same.
4. Provide hydraulic calculations (to include upstream network) for the 1 in 100 year storm event + 40% climate change allowance. Please note that the guttering on the greenhouse should not be a limiting factor and the calculations need to allow for the full 100yr run off flows from the roof/s. These were provided on 13 July 2020 and are included in the link above.
5. Overflow pipe from reservoir provide headwall with cranked grille with bar spacings to suit 150mm diameter pipe. Include construction detail. Detail of Althon Headwall R10CA with cranked grill and installation instructions provided on 13 July 2020 and are included in the link above on drawing 53.
6. Specify gradient between overflow pipe and hydrobrake chamber. The gradient is 1 in 44 and is included on drawing 22E.
7. Provide hydrobrake chamber construction detail. Noted and included in the link above on drawing 52B.
8. Outlet headwall at ditch Scour protection IS required. Provide construction detail (no grille required). Headwall with scour protection was provided on 13 July 2020 and is included in the link above on drawing 51 A.
9. RWP inlets Headwalls required. Specify diameters/gradients/invert levels. Provide construction details for headwalls. Fully detail pipework/manholes upstream between guttering and connection/s to reservoir. Silt traps required prior to entry to reservoir (provide construction details). This is design preference, the RWPs convey clean roof water to a reservoir for recycling, settlement in the reservoir will remove any silt present, the reservoir is not the receiving watercourse. RWPs will be below ground and discharge to the Reservoir, headwalls will be provided as headwall detail in the above link on drawing 22E, 23E and 51 A. There is no requirement for catchpits, silt traps prior to entering reservoir, this is a private facility maintained by the operator and this is not a reason for refusal of the submitted details.
10. The layout drawings indicates the structure to be drained as a polytunnel rather than a glass greenhouse. Please confirm if this is the case. It is a Glass House drawings have been updated to remove the polytunnel note.

Western Ditch

11. Provide longitudinal section showing existing and proposed bed levels. This is an existing ditch, we have provided the existing levels on the submitted drawings, long section is included in the above link on drawing 70.
12. Show the infilled section to be reinstated, including the trees to be removed to facilitate this. We have noted on the submitted drawings that the existing ditch is to be cleared of vegetation, silt and debris and to be regraded where necessary to provide continuous fall from the headwall.
13. If the ditch is being significantly deepened in places then the banks may need reprofiling to avoid them being too steep. Please advise and provide cross sections if necessary. Please also confirm that the regrading/profiling proposals will not have a negative impact on existing trees and their root systems. The ditch is proposed to be lowered locally at the inflow headwall by up to 500mm the gradient of the banks

remains consistent with other sections of the ditch. Cross sections are included in the link above on drawing 70.

Southern Catchment

14. Provide headwall construction details for headwall discharge to western ditch. This will need to include scour protection measures. Noted, included in the link above on drawings 24E and 51A
15. Provide hydraulic calculations for the 1 in 100 year storm event + 40% climate change allowance. These were submitted on 13 and 14 July 2020 and are included in the link above.
16. Provide french drain construction details, hydraulic calculations and full details of the percolation rates used. The French drain has been provided to a landscaped area to prevent surface ponding but is not formally part of the drainage scheme for the building or hard landscaping, it is purely to collect and allow to drain any rainwater running off the south elevation detail is indicated on drawing 51A.
17. Provide hydrobrake chamber construction detail. Noted, included in the link above on drawing 52B.
18. The pond/swale needs a slight gradient east to west (as has been employed on the upstream swales) to improve the hydraulics and ensure water movement. Please note the base level at the eastern end is currently lower than the base level at the western end. Adjust pipe inverts to suit. The submitted drawings have a 1:400 gradient and pipework has been designed accordingly included in the link above on drawing 24E.
19. Short swale 225mm pipe connection raise invert to increase freeboard ie. to say 4.270. Provide headwall construction details. Invert levels have been raised as requested and headwall details are included in the link above on drawing 25B
20. Pipeline 1.001 provide 100mm freeboard between pipe invert and swale bed. This pipe has been raised to 4.875m AOD on the updated drawing 26B included in the link above.

General

21. Provide construction details for all manholes, pipe bedding, channel drains, etc. These details were provided on 13 July 2020 and are included in the link above on drawing 51A.
22. Provide revised management and maintenance manual. This was submitted on 13 July 2020 and is included in the link above.

I trust this meets with your approval but if there is anything further you require or any further clarification please do not hesitate to contact me.

Regards

Stuart

Stuart Magowan



