

Lynnyrd Wolfe

From: Stuart Corbey
Sent: 29 May 2019 10:34
To: Lynnyrd Wolfe
Subject: FW: Worthing Road, Littlehampton - Planning application Ref: LU/59/19/PL
Attachments: LITTLEHAMPTON Watersmead Business Park - Drainage Strategy Report.pdf; DBN3-SMR-00-ZZ-DR-A-2009-S3-P1.pdf

Please see action sheet on file.

From: Aarti O'Leary [REDACTED]
Sent: 23 May 2019 09:18
To: Laura Gibbons
Cc: Stuart Corbey; Serena Page
Subject: RE: Worthing Road, Littlehampton - Planning application Ref: LU/59/19/PL

Hi Laura

Please find attached an updated Drainage Report that addresses the matters raised in your email of 20th May 2019.

Also attached is a drawing showing the extent of the proposed surfacing works.

Further to our telephone conversation on 20th May 2019, we would be grateful if you could confirm that you would be content for the winter groundwater monitoring requirement to be addressed by the following conditions:

1. Prior to the proposed surfacing works shown on plan reference DBN3-SMR-00-ZZ-DR-A-2009-S3-P1, winter groundwater monitoring to be undertaken to establish highest annual ground water levels and winter Percolation testing to BRE 364, or similar approved. The monitoring results and any necessary amendment to the proposed drainage strategy to be submitted to the local planning authority.
2. Until such time as the proposed surfacing works can commence pursuant to Condition 1, a temporary van staging area comprising temporary roadway aluminium mats to be utilised.
3. The approved drainage system to be installed in accordance with the details contained in the approved Drainage Strategy updated as necessary following winter ground water monitoring pursuant to Condition 1.

We trust that the updated Drainage Report now addresses all the matters raised with regard to the proposed drainage strategy and that we can reach agreement on the proposed conditions to enable the application to be determined favourably.

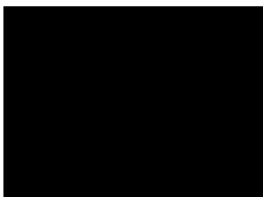
We look forward to hearing from you on these matters.

Kind Regards

Aarti O'Leary
BSc (Hons), MA (Merit), MRTPI
Associate



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6 New Bridge Street
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EC4V 6AB



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From: Laura Gibbons [REDACTED]
Sent: 20 May 2019 13:45
To: Aarti O'Leary [REDACTED]
Cc: Stuart Corbey [REDACTED]
Subject: RE: Worthing Road, Littlehampton - Planning application Ref: LU/59/19/PL

Hi Aarti,

I have looked through the updated surface water drainage strategy and have the following comments:

1. Worst case infiltration test results should be used in design, not an average.
2. What is the lifetime of the development, if it is over 40 years a 40% allowance for climate change should be utilised.
3. Safety factor of 4 is required, not 3.
4. Catchpits should be provided upstream of all connections to soakaways.
5. Please provide invert and cover levels on plan of inspection chambers/manholes.

I will have to discuss the proposals with Stuart when he returns.

Thanks,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)



Save the environment - think before you print.

From: Aarti O'Leary [REDACTED]
Sent: 15 May 2019 09:53
To: Laura Gibbons
Cc: Stuart Corbey; Serena Page
Subject: Worthing Road, Littlehampton - Planning application Ref: LU/59/19/PL

Dear Laura

Further to the consultation responses submitted in respect of the above application, infiltration testing has been undertaken at the application site, and the results have been used to amend the proposed drainage strategy to serve the proposed development.

Accordingly, please find attached revised versions of the Flood Risk Assessment and Drainage Strategy Report, which both now include details of the revised strategy.

In summary, it is now proposed to use soakaways to drain the increased area of hardstanding, which amounts to an area of 789sqm (a modest 3% increase to the existing impermeable area on the site).

We understand from your conversation with the applicant's Drainage Consultant on Monday 13th May 2019, that you would still require winter groundwater monitoring to be undertaken to establish highest annual ground water levels and winter Percolation testing to BRE 364, or similar approved, and would seek for this to be added as a condition on any grant of planning permission for the proposed development.

We wish to discuss the wording of the condition with you to allow for the project timetable to be protected.

We would suggest two linked conditions as follows:

1. Prior to first use of the approved development the surface water drainage system to be installed in accordance with the details contained in "Drainage Strategy Report: Littlehampton, Land at Watermead Business Park" dated 14 May 2019 prepared by Pinnacle Consulting Engineers";
2. Winter groundwater monitoring to be undertaken at the earliest appropriate opportunity following commencement of development to establish highest annual ground water levels and winter Percolation testing to BRE 364, or similar approved. The monitoring results and any necessary amendment to the approved drainage strategy to be submitted to the local planning authority, and the drainage system to be amended, as necessary.

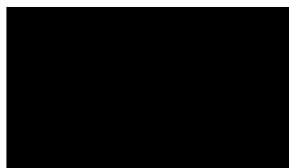
I will call you shortly to discuss the revised strategy and the proposed conditions above, with a view to agreeing a way forward that would allow the application to be determined by its 21st May 2019 target date.

Kind Regards

Aarti O'Leary
BSc (Hons), MA (Merit), MRTPI
Associate



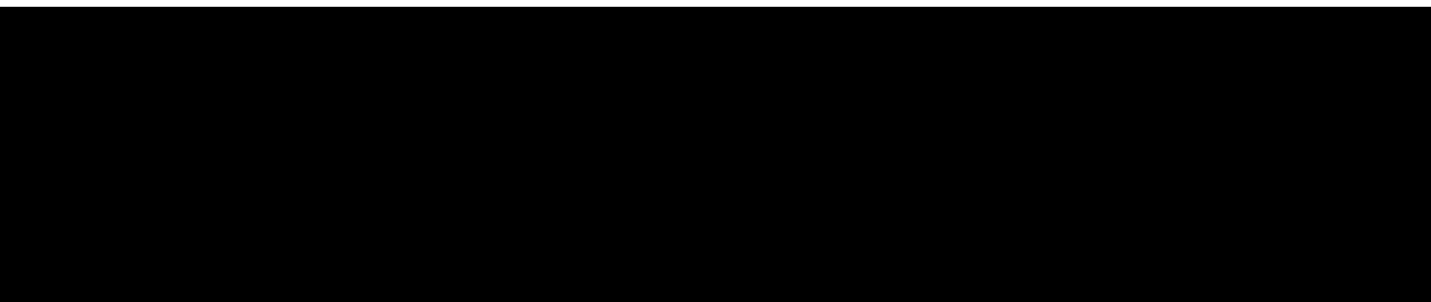
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