

ben smith

From: Kevin Macknay [REDACTED]
Sent: Friday, September 22, 2017 10:15
To: Mark ABMH
Cc: Paul Cann
Subject: RE: Former Post Office, 155 Middleton Road, Middleton On Sea, W Sussex, PO22 6DF - Planning conditions

Mark,

Further to our recent conversation. As discussed, it would appear that some of the existing surface water from the current development discharges into the existing highway drain which runs along Middleton Road. Much as we would like we (WSCC) cannot remove your right to these historic connections. However, we would encourage you to reduce / attenuate flows as much as possible. To this end I agree that an un-tanked 'Formpave' system allowing some degree of infiltration and thus attenuating flows off the site.

We (WSCC) are therefore happy with your proposed surface water design, as detailed on drawing No. FC2705/02 Rev 'B'.

Regards,

Kevin

Kevin Macknay
Flood Risk Management -- Team Leader
Economy, Infrastructure and Environment
Highways and Transport
West Sussex County Council

 CALL  IM  EMAIL

Location: Western Area Office, Drayton Lane, Nr. Chichester, West Sussex. PO20 2A1.

Contact: Internal: 26429 | External: +44 (0)330 222 6429 | Mobile: +44 (0)7540 641819

[REDACTED]

From: Mark ABMH [REDACTED]
Sent: 18 September 2017 10:51
To: Kevin Macknay
Cc: Paul Cann; 'Luke Davies'; 'ben smith'
Subject: RE: Former Post Office, 155 Middleton Road, Middleton On Sea, W Sussex, PO22 6DF - Planning conditions
Importance: High

Kevin

Further to our discussions on Friday please find attached revised drawings showing the Formpave having an infiltration base with drain down/overflow to the HWD RG connections at the front of the site, thereby at least providing some recharging of the ground through infiltration prior to flowing into the HWD.

The Formpave system will be designed in detail by Formpave, though is not expected to alter significantly from what we are showing.

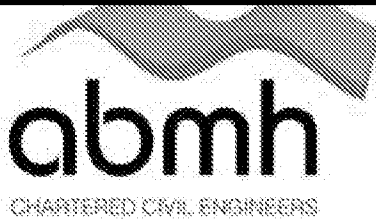
On this basis we would be obliged if you would confirm your acceptance to the SW system proposed at this location so that the LPA can discharge the planning condition.

Should you have any queries then please do not hesitate to contact me

Many thanks

Kind Regards
ABMH Civils Ltd

Mark Hobbs BEng(Hons) CEng MICE MCIHT Eur Ing
1 The Grove, Felpham, Bognor Regis PO22 7EY



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From: Kevin Macknay [<mailto:kevin.macknay@westsussex.gov.uk>]

Sent: 23 August 2017 15:52

To: Mark ABMH <abmh@sky.com>

Subject: RE: Former Post Office, 155 Middleton Road, Middleton On Sea, W Sussex, PO22 6DF - Planning conditions

Mark,

What are the current surface water disposal arrangements?

Accepted that a large hard surface area currently drains to the two existing gullies but I would guess that these gullies do not currently take roof water from the existing buildings.

Regards,

Kevin

Kevin Macknay
Flood Risk Management – Team Leader
Economy, Infrastructure and Environment
Highways and Transport
West Sussex County Council

CALL IM EMAIL

[REDACTED]

From: Mark ABMH [REDACTED]
Sent: 22 August 2017 19:42
To: Kevin Macknay
Cc: Paul Cann; 'Luke Davies'; 'ben smith'
Subject: RE: Former Post Office, 155 Middleton Road, Middleton On Sea, W Sussex, PO22 6DF - Planning conditions

Kevin

We can prove from the topo that a significant portion of the existing hard paved area is drained via the existing RGs along the southern boundary.

We have no other outlets (soakaway/watercourse) at our disposal.

Given that we have a storm water outlet – Southern water will insist that the storm flows are removed from the designated FWS system.

We are proposing to maintain the existing discharge rate to the positive surface water system (notified by yourselves as being HWD).

The proposed SWD system will drain a larger area, but the existing flow rates are not proposed to be increased from existing flow rates.

The proposed porous paving system using Formpave will probably result in lower flow emanating from site and provide greater attenuation for the longer SRP's with an allowance for CC too.

Trust that appreciate our position and can on this occasion agree to our proposal.

Kind Regards
ABMH Civils Ltd

Mark Hobbs BEng(Hons) CEng MICE MCIHT Eur Ing
1 The Grove, Felpham, Bognor Regis PO22 7EY



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From: Kevin Macknay [REDACTED]
Sent: 22 August 2017 17:18
To: 'Mark ABMH' [REDACTED]

Cc: Paul Cann <[REDACTED]>

Subject: FW: Former Post Office, 155 Middleton Road, Middleton On Sea, W Sussex, PO22 6DF - Planning conditions

Mark,

The two gullies at the front of your proposed development are shown to be highway gullies which are likely to discharge into the highway drain in Middleton Road and then into the pond. The gullies currently only take run-off from the road and possibly the hard standing at the front of the old post office. No additional flow i.e. run-off from the new development should be taken into these gullies.

Regards,

Kevin

Kevin Macknay
Flood Risk Management -- Team Leader
Economy, Infrastructure and Environment
Highways and Transport
West Sussex County Council

 CALL  IM  EMAIL

Location: Western Area Office, Drayton Lane, Nr. Chichester, West Sussex. PO20 2AJ.

Contact: Internal: 26429 | External: +44 (0)330 222 6429 | Mobile: +44 (0)7540 641819

From: Paul Cann <[REDACTED]>

Sent: 22 August 2017 17:05

To: 'Mark ABMH'

Cc: 'Luke Davies'; 'ben smith'; Kevin Macknay

Subject: RE: Former Post Office, 155 Middleton Road, Middleton On Sea, W Sussex, PO22 6DF - Planning conditions

Hi Mark

Just to confirm;

1. Condition no.6 will need to be discharged by Southern Water and condition no.7 by ourselves.
2. Percolation tests have been carried out in the summer as opposed to the winter. Groundwater was observed rising to about 1.5m bgl. I am not sure if they left the monitoring place long enough as the percolation tests carried out in TP2 and TP3 seem to suggest that groundwater became evident about 1m bgl, whereby the water in the pit levelled out. TP3 had slightly better results but at a shallower depth ie. 0.5m. Again the groundwater observed does not represent winter levels, which are likely to be much higher.
3. On the basis of item 2, soakage is very unlikely to be feasible.
4. Removing the existing surface water flows from the foul drainage system would be welcomed.
5. The existing gullies to be utilised (replaced with catchpits 'with grated covers') are very likely to form part of the highway drainage system, so WSCC approval is going to be required.
6. The condition of the gully laterals/ultimate point of discharge needs to be confirmed. I am currently unsure who is responsible for the pond in Sea Lane (ie. WSCC/Parish Council or other landowner). As explained on the phone, we are aware of issues with the pond outlet ie. root intrusion.

Full design/calculations/construction details will ultimately be required.

I have copied in Kevin Macknay (WSCC) for a response in respect to items 5 and 6.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@arun.gov.uk

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Save the environment - think before you print.

From: Mark ABMH [REDACTED]
Sent: 14 August 2017 17:55
To: Paul Cann
Cc: 'Luke Davies'; 'ben smith'
Subject: Former Post Office, 155 Middleton Road, Middleton On Sea, W Sussex, PO22 6DF - Planning conditions
Importance: High

Dear Paul

Former Post Office, 155 Middleton Road, Middleton On Sea, W Sussex, PO22 6DF
SW Drainage Design and Discharge of Conditions

Firstly many thanks for the drainage plans forwarded over last week – really appreciated.

Please find attached the following

- Existing and Proposed Drainage Layout drawings
- Construction Finishes Drawing
- Planning Approval
- Sewer Records as location plan
- CCTV Report – sent separately
- Soils Report – sent separately

Prior to making a formal application to the ADC planning department I taken the liberty of forwarding you the proposed design and rationale so that we can agree the scheme between us prior to submitting it for formal approval via the planning officer, which I trust you are Ok with.

Initial design for the above project attached fyi

- FC2705/01 Ex Drainage

- Drainage on site as we know it is based on the site topo survey, CCTV survey and info from ADC from which we surmise the following:
 - FW
- Connection to FWS via existing on site lateral confirmed by CCTV.
- Connection appears to also drain the surface water runoff from rear half of the site.
 - SW
- Half of the site appears to discharge to the on site FWD
- Appears half discharges to two RGs at the southern boundary – Unclear where these RGs discharge too but my guess is either to the HWD or the Pond to the south (which is where the HWD drainage discharges too)
- We propose to confirm where the 2 RG's connect too and their condition asap – hopefully following AIP with yourself regarding the proposed drainage design.
 - FC2705/02A - Prop drainage
 - FW
- Connection to FWS MH, subject to SW approval, as we have 3 dwellings and a retail unit, ie more than 3 premises/buildings
- Should be Ok with increased in flows from new dwellings through removal of ex combined flows from new drainage system, subject to discussions with SW/LPA
 - SW
- ways shown no valid in Soils Report
- Appears supported by existing drainage system on site.
- Using tanked porous paving system, utilising gravel sub base as attenuation tank, with outlet using Ex RGs along southern boundary – on the basis that they connect to pond/HWD.
- Will need to prove connection in due course to get WSCC approval for retaining the connection from site and to satisfy LPA planning conditions

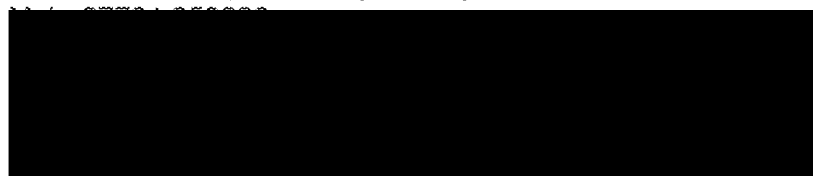
Thus, seeking your informal comments regarding the following planning conditions

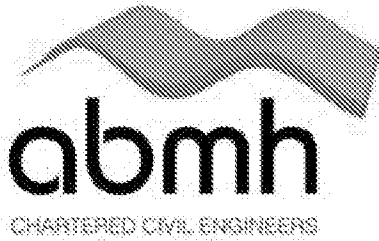
6. Foul and SW proposed scheme would meet with ADC's approval
We assume subject to obtaining Southern Water and WSCc Highways approval
7. We have explored the B Regs hierarchy for SW disposal and agree that soakaways have been proven not to be feasible in this location, no water courses exist within/adja to the site, and that the only option is to reuse the existing southern boundary RG's outlets (which are assumed to connect to the HWD/Pond system).
On this basis winter groundwater monitoring and additional percolation tests are not required.
We obviously need to determine where the RGs currently discharge too, but assuming its to the HWD/Pond both of which are assumed to be owned/maintained by WSCC, as this is an existing connection then from previous discussions with WSCC in these circumstances the connection can be retained.

Trust all makes sense – call me to discuss if you have any queries.

Kind Regards
ABMH Civils Ltd

Mark Hobbs BEng(Hons) CEng MICE MCIHT Eur Ing
1 The Grove, Felpham, Bognor Regis PO22 7EY





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From: Paul Cann [REDACTED]
Sent: 11 August 2017 12:56
To: 'abmh@sky.com' [REDACTED]
Subject: Middleton

Hi Mark

As discussed. Obviously discharge to soakaways must be investigated first (if feasible).

Plan enclosed 1/500.

Any proposed connection could encounter resistance from WSCC due to the pipeline currently being considered part of the highway drainage system.

We believe the pipe outlet between the pond and the gully on the north side of Middleton Road is partially blocked due to root intrusion.

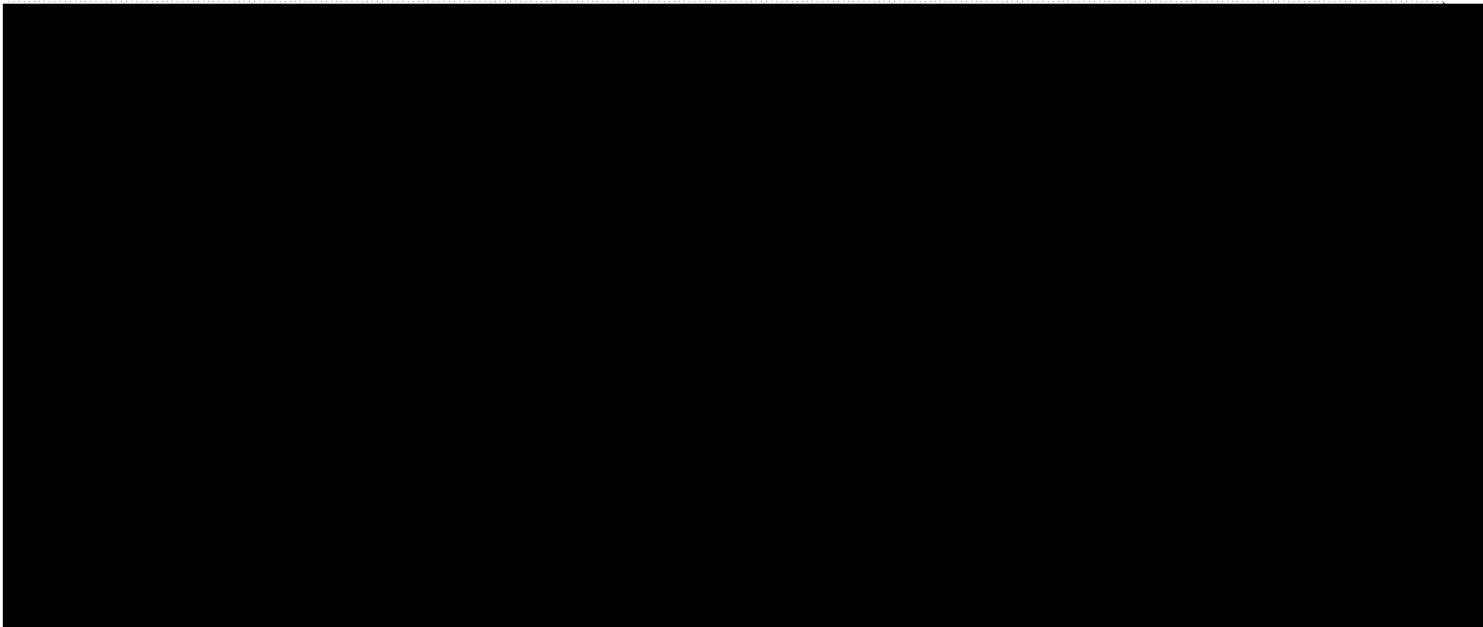
Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37819 |

External:



<http://www.arun.gov.uk>

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