



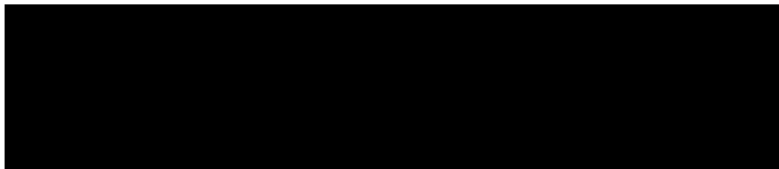
Please can this response be scanned against the above application

Anita Gardner
Principal Planning Officer,
Directorate of Place



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Hi Anita,

My comments are as follows.

Key

PC Comments

Summary of AD Response

LG Comments

The level of detail supplied is currently insufficient to enable the discharge of conditions 11, 13 or 14.

Firstly, we need to be sure that shallow infiltration is not possible, as part of an overall scheme. Please provide a plan showing all the groundwater monitoring point locations and the monitoring results for all, not just WS02. Achieving 1m freeboard between the base of structures and the peak recorded groundwater level is not a requirement in this particular area, so long as the base is above the peak recorded level. This information will dictate as to whether shallow winter infiltration testing will be required.

As the peak groundwater level was recorded as 0.18m bgl and in order to protect the Lewes Nodular Chalk formation from pollution it is proposed that infiltration to the ground is discounted. Where possible it is proposed that the base

of the proposed 330mm deep crate structures is above the peak recorded water level, but in order to ensure floatation of the crates does not occur they should be anchored down.

GW not monitored at tank location, assuming constant gradient in gw level between monitoring locations it is assumed GW is at 0.47mbgl, or 4.35mAOD. Base of tanks (4.225mAOD) is below peak groundwater level. (N.B. cover level 5.385 mAOD, invert level 4.225mAOD, existing ground level 4.82 to 5.01mAOD.) Please provide detail of floatation checks and any floatation resistant measures that are required.

Regarding the ditches on the southern boundary, it is very likely that these will need improvements and I suggest a meeting takes place on site to look at these. Land Drainage Consent will be required for any alterations to them, including culverting and any discharge structures. This will all need to be fully detailed on the drawings. *Details of on site discussions included, along with proposals for works to watercourses. To be reviewed further once network calculations have been supplied and as part of the land drainage consent application process.*

Once we have agreed the scheme principles, fully detailed plans will be required to include pipe/structure, cover levels/invert levels/base levels/diameters/gradients, etc, along with fully detailed construction drawings for all drainage elements. Manhole schedule makes paperless review difficult. Please detail cover and invert levels on plan at manholes. Details to be reviewed in greater detail at later stage, invert level of outlet to ditch appears low, can this be raised. Attenuation crates, labelled as soakaway, please amend. Please provide invert levels on hydrobrake detail, as well as specific hydrobrake reference, step rungs, bypass arrangement. **Please note that open suds features should be employed where possible.** Please provide levels on swale, I note that the swale goes over the crates in some locations, is sufficient cover still provided in these areas. Sumps will be required at the downstream ends of the swales, before connection into crates. The current arrangement of crates is currently not desirable, since they have been arranged in manner as to use almost every piece of available space outside the root protection zones (zones will need to be confirmed), rather than achieve a more practical layout whereby membranes can be wrapped around the crates in a more suitable manner ie. reduce the number of corners. Please note that our tree officer will need to be involved in discussions in this respect due to protect the trees and the crates. Crate arrangement is still poor and represents substantial risk of conflict with tree roots. Review against root protection zones will be required, all sides in proximity to trees will require root barriers to be specified to ensure long term integrity of attenuation crates. **Permeable paving will need to be employed where ever possible.** Would advise that permeable paving is used in order to reduce crate volume required and reduce conflict with trees. How are details currently meeting requirements of SuDS for treatment of surface water prior to discharge, please provide further clarity on what elements are being relied upon to achieve mitigation indices stated.

The maintenance manual can be commented upon, once the fundamentals have been agreed. To be reviewed at a later stage.

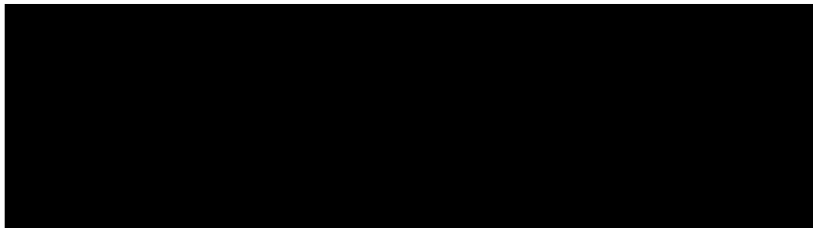
The applicant should also provide topographical evidence to show that no overland/exceedance run off flows from the field to the north will have any detrimental effect on the development/suds. *From the above analysis of the two most likely flow routes it is considered that no surface water runoff from a pond in the field will impact the proposed development.* Cross sections from LiDAR provided. Exceedance flow routes from development itself have been provided, it is assumed these are based on proposed levels alone. Further levels indicating proposed levels across the site are required.

To summarise, the following information is required:

1. Details of floatation calculations and floatation resistant measures.
2. Fully detailed network calculations of the proposed surface water drainage arrangement, including surcharged outfall. This is required due to the size of the site, complexity of drainage proposals, and discharge location.
3. Please provide an impermeable areas plan to facilitate review.
4. Manhole schedule makes paperless review difficult. Please detail cover and invert levels on plan at manholes.

5. Details to be reviewed in greater detail at a later stage, invert level of outlet to ditch appears low, can this be raised.
6. Attenuation crates, labelled as soakaway, please amend.
7. Please provide invert levels on hydrobrake detail, as well as specific hydrobrake reference, step rungs, bypass arrangement.
8. Please provide levels on swale, confirm if sufficient cover is provided where swale overruns crates.
9. Sumps will be required at the downstream ends of the swales, before connection into crates.
10. Please include root protection zones on plan.
11. Please include a construction detail of the root barrier around the tank.
12. Look to utilise permeable paving more. Please provide further clarity on what elements are being relied upon to achieve mitigation indices stated.
13. Please provide flow exceedance plans, taking account of new calculation results.
14. Please provide further proposed levels.

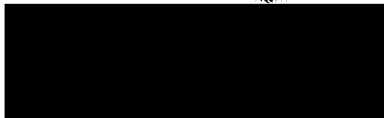
Kind Regards,



Paul Cann

Principal Drainage Engineer

Engineering Services

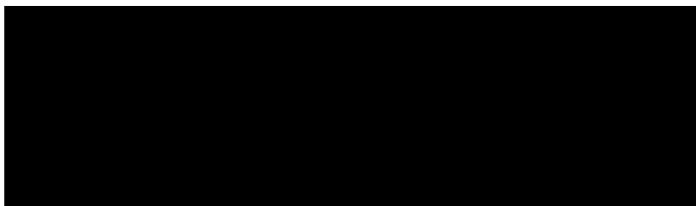


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Hi Paul,

Do you have any initial comments I can feed back to the agents re additional information required?

Thanks

Anita

Anita Gardner

Principal Planning Officer,

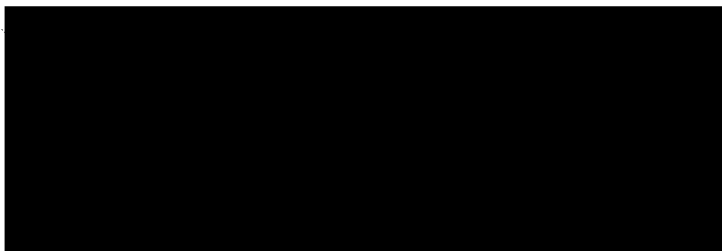
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Hi Anita

Myself and Laura are going to look at this one. We will need an EOT of at least a couple of weeks.

Regards

Paul Cann

Principal Drainage Engineer

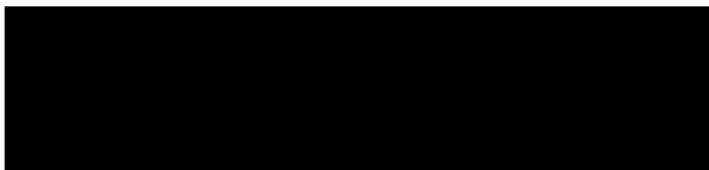
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H Paul,

Please can you look at this on your return and let me have an indication of timeframe for response so that I can agree an EOT with the agent to cover the period.

Thanks

Anita

Anita Gardner

Principal Planning Officer,

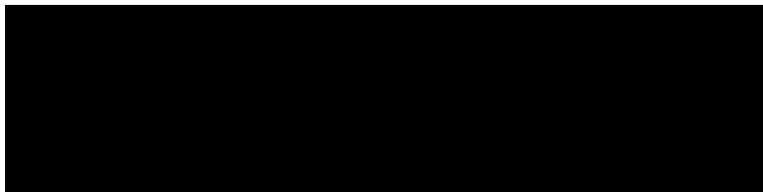
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Good morning Anita,

My apologies that I haven't responded sooner, it's been a very busy week so far! I'm afraid this one is going to have to wait for Paul.

Kind Regards

Sarah Burrow

Engineering Assistant, Engineers

Current Working Hours:

Monday-Wednesday, Friday: 8:00 – 17:00

Thursday 8:00 – 11:00

Some of this time is spent on site.



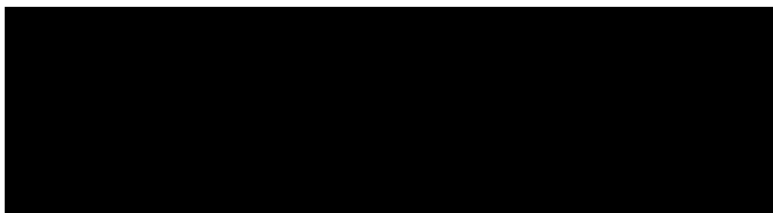
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Hi Sarah,

In Paul's absence is this something you can deal with or shall I forward to him for response on his return?

Thanks

Anita

Anita Gardner

Principal Planning Officer,

Directorate of Place



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From: Nik Smith <n.smith@nexusplanning.co.uk>

Sent: 11 July 2020 08:48

T
S



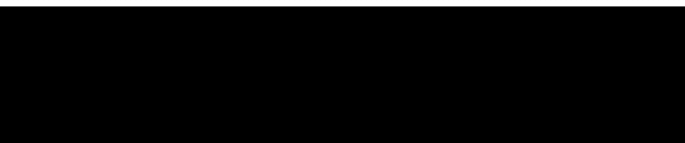
Dear Anita,

Please see attached updated material to support the application pursuant to the remaining drainage conditions. We will also submit a Land Drainage Consent form to West Sussex Flood Risk Partnership.

I would be grateful if you could confirm receipt.

With thanks,

Nik



Dear Nik,

I understand your engineer has met with our Engineer on site and accordingly we are still awaiting receipt of additional information. The current EOT expires on 08-07-2020. I would appreciate your agreement to a further EOT until 27-07-2020 to allow for receipt and re-consultation and receipt of response.

Unfortunately if we cannot agree to the EOT a refusal will be issued on the application by 08-07-2020 and if an EOT extension is agreed and no information is received by 13-07-2020 the application will also be refused.

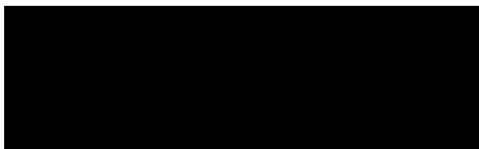
Regards

Anita Gardner

Principal Planning Officer,

Directorate of Place

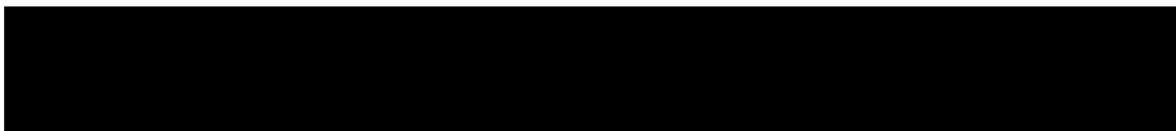




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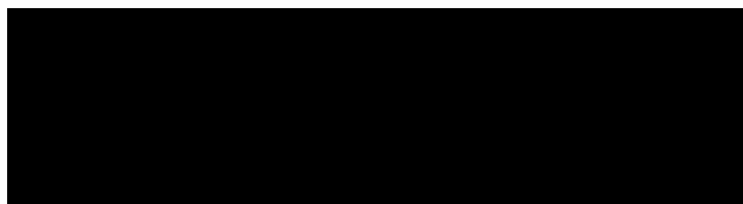


Subject: REF Planning Consultation on M/28/20/DOO

Many thanks all. If you could provide me with contact details for Paul, I will direct our engineer towards him.

With thanks,

Nik



Hi Anita,

Forgive me if I'm wrong, but I believe Paul provided these comments? I'm afraid I can not offer any explanation as to why the engineer could not get through to me, apart from misspelling my name as a possibility? My work mobile has bitten the dust, but the landline redirects to my personal mobile.

In any case, I do not think I am in a position to be able to answer questions on all of these points as I do not believe I provided the consultation. I am happy to give general guidance, however for site meetings and agreement on the details, Paul will have to be contacted. I am sure you are aware he is on leave this week, returning on Monday 22/6/2020.

Kind Regards

Sarah Burrow

Engineering Assistant, Engineers

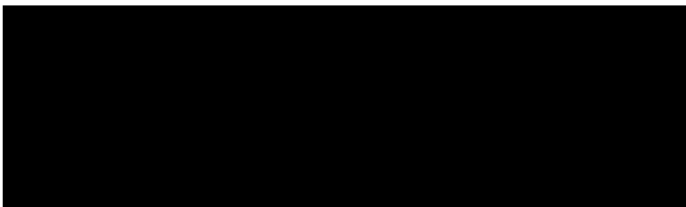


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Hi Sarah,

Please see comments from the applicant's drainage engineer. They have tried to contact you directly without success. Can you let me have your comments and copy them into any response.

Thanks

Anita

[REDACTED]

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Save the environment - think before you print.

[REDACTED]

Hi Anita,

The applicant's drainage engineer wrote to Sarah Burrows using the address that Juan gave me, but it bounced back as 'no longer valid'. Is there a different email address, or an alternative contact that they should approach?

With thanks,

Nik

[REDACTED]

Hi Nik,

Given that discussions with Engineers are ongoing can we agree to an EOT until 08-07-2020 to allow for receipt of additional information , re-consultation and response?

Regards

Anita Gardner

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Save the environment - think before you print.

Hi Anita,

Thank you for sending these comments through. We will review them and come back to you as soon as possible.

Please could you provide contact details for the drainage engineer who provided the comments? It may be helpful for the two specialists to talk some of the points through on the phone.

On timescales, I understand that you will want to determine the application within the determination period. I would anticipate that my client will be open to extending that by agreement, if necessary. Given that the application was validated on 23rd April (I know that you explained that your colleagues in the drainage team had a backlog), I think that would be a fair and reasonable approach, if required.

With thanks,

Nik



Dear Mr Smith,

Please see the comments of our Drainage Engineers below.

Can you advise of the likely timeframe for receipt of the additional information requested and how you wish to proceed? I would suggest that unless the outstanding information can be provided within the next 2 weeks the application should be withdrawn and re-submitted at a later date. Unfortunately, unless the information is received within 2 weeks the application is likely to be refused.

Regards

Anita Gardner



Engineers comments;

The level of detail supplied is currently insufficient to enable the discharge of conditions 11, 13 or 14.

Firstly, we need to be sure that shallow infiltration is not possible, as part of an overall scheme. Please provide a plan showing all the groundwater monitoring point locations and the monitoring results for all, not just WS02. Achieving 1m freeboard between the base of structures and the peak recorded groundwater level is not a requirement in this particular area, so long as the base is above the peak recorded level. This information will dictate as to whether shallow winter infiltration testing will be required.

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Once we have agreed the scheme principles, fully detailed plans will be required to include pipe/structure, cover levels/invert levels/base levels/diameters/gradients, etc, along with fully detailed construction drawings for all drainage elements. Please note that open suds features should be employed where possible. The current arrangement of crates is currently not desirable, since they have been arranged in manner as to use almost every piece of available space outside the root protection zones (zones will need to be confirmed), rather than achieve a more practical layout whereby membranes can be wrapped around the crates in a more suitable manner ie. reduce the number of corners. Please note that our tree officer will need to be involved in discussions in this respect due to protect the trees and the crates. Permeable paving will need to be employed where ever possible.

The maintenance manual can be commented upon, once the fundamentals have been agreed.

The applicant should also provide topographical evidence to show that no overland/exceedance run off flows from the field to the north will have any detrimental effect on the development/suds.

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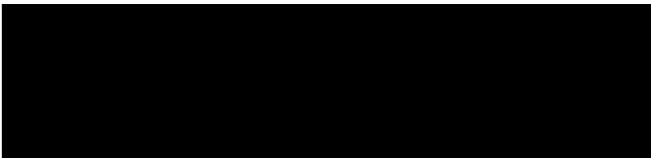
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Laura Gibbons



Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

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2020

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