

[REDACTED]

From: Simon Davis
Sent: 16 July 2021 13:20
To: [REDACTED]
Subject: RE: RE: P/84/21/DOC Inglenook (Drainage)

Dear Michael,

Thanks and I confirm receipt, however, as previously stated, I don't have enough time to allow a 14 days re-consultation to Engineers before the determination date so will have to refuse the drainage conditions.

In respect of the other conditions:

5 – I have reconsulted County & Env Health re the amended CMP. However, if no response, I will approve this.

8 – No response from our Ecologist yet however, I have read the report and I see it has been prepared by a chartered ecologist so its findings can be trusted therefore I intend to agree this unless I hear otherwise from our ecologist.

9 – The levels look fine to me but I am just checking with the drainage engineer whether it is ok to agree these before the drainage is agreed.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: [REDACTED]
Sent: 15 July 2021 15:49
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Fwd: RE: P/84/21/DOC Inglenook (Drainage)

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Good afternoon Simon.

The drainage consultant civil engineer has requested I forward this to you.

.....Thank you for sending this over and thank you to ADC for the comments. As discussed, we have been delayed whilst awaiting confirmation from Southern Water but in absence of the S106 approval have proceeded pending this being finalised. Please see my comments below for you to provide to Arun District Council. We will provide the S106 Approval as soon as confirmed.....

Please note their response below.

Best wishes,

Michael.

Michael Bish RIBA
ADM ARCHITECTS

Office - TRINITY, GOODWOOD, CHICHESTER, WEST SUSSEX, PO18 0NW, UNITED KINGDOM.

[REDACTED]

[REDACTED]

website - <http://www.admarchitects.co.uk>

Begin forwarded message:

From: Dan Lytton [REDACTED]
Subject: *****SPAM***** RE: P/84/21/DOC Inglenook (Drainage)

Date: 15 July 2021 at 15:13:32 BST

To: [REDACTED]

Cc: [REDACTED]

[REDACTED] Mark Akmenkalns [REDACTED]

Hi Michael,

Thank you for sending this over and thank you to ADC for the comments. As discussed, we have been delayed whilst awaiting confirmation from Southern Water but in absence of the S106 approval have proceeded pending this being finalised.

Please see my comments below for you to provide to Arun District Council. We will provide the S106 Approval as soon as confirmed.

Condition 6- surface water drainage design

1. Please can the applicant submit a catchment area plan

Please see attached

2. Please can the applicant submit greenfield runoff calculations

Please see attached.

Proposed flow rate is as based on planning approved rates. Given site restrictions and ADC preference for no surface water pumping, we have maximised high level storage and used 625mm flat permeable paving for storage. There is no scope to reduce site run-off rate further.

3. Please can the applicant submit winter groundwater and infiltration testing here. We have had previous discussions directly with the applicant's consultant, but the testing/ monitoring information should be submitted with this application.

Please see attached winter groundwater monitoring.

Given groundwater levels are high and bedrock strata is Clay, infiltration methods are not proposed. We unfortunately cannot propose a permeable geotextile membrane with the permeable block paving to utilise storage and permeability of the Storm Beach deposits (gravel), as this is not compliant with Southern Water's requirements with discharge to sewer. We will only seek to discharge the freedraining entrance path area to the deposits in accordance with the approved planning arboricultural consultant's requirements within the tree protection zone.

4. Please detail formation level of permeable paving on plans.

Please see revised drawing. These are detailed accordingly.

5. Please state hydrobrake reference on both layout and construction detail.

Please see revised drawings.

6. Please show hydrobrake bypass door, operating rope and fixing and construction detail.

Please see detail, with unit specified. Not required for shallow chambers, in accordance with manufacturer's recommendations. Invert is <1.0m from cover level -- can be accessed by hand from ground level for clearance & emergency maintenance.

7. Please confirm if lowest invert of sub-base and correct slope are modelled correctly in calculations.

We can confirm the invert levels and slope are modelled correctly, having done a sense-check, and included invert and cover levels of permeable paving.

8. Please supply evidence of southern waters acceptance of proposals. E.g. S106 approval and capacity check.

S106 Application has been submitted, with an application processing delay due to issues at Southern Water's end (Developer Services Portal issues). We are unfortunately still awaiting technical approval from Southern Water; however, we will supply the Approval Notice as soon as available. A chase with Southern Water indicates this should be imminent.

With regard to the request for a capacity check; the infrastructure and connection charges (OFWAT Charging Rules) place the onus on the sewerage undertaker to reinforce their network should there no longer be sufficient capacity to serve the new development. Funding for this is provided by revised charging arrangements for infrastructure and

connection charges for each dwelling constructed comprising a Network Reinforcement Charge and Site-Specific Charges. The revised charging arrangement (funded by the developer) covers alterations to the Existing Sewer Network and the sewerage undertaker remains responsible for the cost of reinforcing their Strategic Assets. The developer is responsible for connecting the development to the public sewer network.

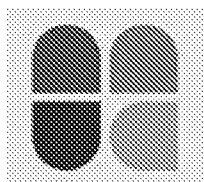
Condition 7- maintenance and management of surface water drainage

We cannot recommend discharge of this condition until the drainage design has been agreed.

Understood, hopefully is deemed appropriate given no comments at this stage. Let us know if amendments or clarification needed.

Kind Regards,

Dan Lytton MEng
Engineer



www.bpcivils.co.uk

Bright Plan Civils, Transport Planning and Civil Engineering Consultants

Bright Plan Civils, 2 West Barn, Norton Lane, Chichester, PO20 3AF

Begin forwarded message:

From: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: P/84/21/DOC Inglenook (Drainage)
Date: 1 July 2021 at 16:50:03 BST
To: [REDACTED]

Dear Michael,

Please see the below drainage comments. Please provide a response by the 12th July so that I have time to re-consult. The same deadline also applies to my earlier email today about the CMP.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



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E: simon.davis@arun.gov.uk

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