

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 13 May 2021 16:43

To: Phil Wiltshire [REDACTED] Andrew Wood <Andrew.Wood@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: Wandleys Farm 11117 Planning Consultation on: WA/21/21/DOC

Hi Phil,

Thank you for your call earlier, I have now spoken to Anita and she has confirmed that the immediate pressure on the determination deadline has been lifted as she has approved other conditions within the same application. Therefore I am happy for you to make the amendments that we discussed and submit them under the same DOC, this also allows some extra time for Paul to do the Land Drainage Consent.

I also discussed with Anita how we proceed if there is further delay on the LDC due to lack of staff at ADC. We agreed that if you covered all of the below then I would recommend approval if there is a significant delay (3+ weeks from now) from Paul's end. However, if after approval the design had to change as a result of any issues with regards to the consent then you will need to make a new DOC application. I hope this meets your approval as an appropriate way forward.

With regards to the points that I raised, all of points 1-6 have been addressed. That only leaves the construction detail drawings, some of which require modification, I have typed up what we discussed below.

- a. ~~Pipe bed and surround~~ Done
- b. Permeable paving including diffuser blocks. – This needs to be altered to have an impermeable liner wrapped around the bottom and side, and a permeable membrane between course 3 and 4 (due to high groundwater)
- c. Manholes/inspection chambers/silt traps An access chamber detail has been provided with no base included. I need to see two different chambers, one with a catchpit/sump and one without as per the drainage layout.
- d. Both different hydrobrakes, in accordance with the calculations. One Hydrobrake detail has been provided, if the differences between the two used on site are minor I am happy for these to be tabulated alongside the detail. If not please provide both details as these should be site specific.
- e. Headwall to the watercourse – As discussed, remove the brick headwall from sheet 1103 and submit sheet 1341 alongside the other construction details as this is what Paul is basing the LDC upon. This will free up space for the adjustments listed above.

Please do not hesitate to contact me if you have any queries regarding any of the above.

Kind Regards

Sarah Burrow

Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk

Current working pattern: Monday 8am-2:30pm, Tuesday 8am-5:30pm, Wednesday 8am-5pm, Thursday 8am-5:30pm, Friday 8am-11:30am.

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From: Phil Wiltshire

Sent: 10 May 2021 09:29

To: Andrew Wood <Andrew.Wood@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: FW: Wandleys Farm 11117 Planning Consultation on: WA/21/21/DOC

On behalf of Phil Brown at Sloane and Brown please see attached email below from GTA civils to Paul Cann direct with the response to his questions

Please can you confirm receipt

Kind Regards

Philip Wiltshire MRICS IMaPS

Partner



PHILIPS SURVEYORS

BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

The Old Coach House
78 Lower Street
Pulborough
West Sussex
RH20 2AA



Registered Address: The Courtyard, Shoreham Road, Upper Beeding, Steyning, West Sussex BN44 3TN
Place of Registration: England and Wales
Registered No.: OC379713

From: John Pakenham [redacted]
Sent: 10 May 2021 09:22
To: Paul Cann <Paul.Cann@arun.gov.uk>



Subject: FW: Wandleys Farm 11117 Planning Consultation on: WA/21/21/DOC

Paul

We've worked through your list and prepared additional drawing and calculations – please see the attachments.

We have addressed your listed comments as follows:

- OWC consent and neighbour's agreement presumably for client to action.
- 1. New plan 1102 prepared as attached.
- 2. Added to 1101 – see attached.
- 3. No survey available other than as shown on 1101. Explanatory notes added.
Network model produced with surcharged outfall. All works OK without flooding at 100yr+40%. See calcs attached.
- 4. Spec notes on 1101 cover this.
- 5. Added to spec notes on 1101.
- 6. Catchpits added to drawing 1101.
- 7. Kate has prepared the details sheet 1103 as attached (thanks Kate!). There may be duplication as drawing 1341 has already been prepared. Await your comments on which design is preferred.

Please let me know if the attached package is acceptable and I will amend the Drainage Statement forthwith.

Regards, John

John Pakenham BSc (Hons)
Senior Flood Risk & Civil Engineer



Consulting Engineers

www.gtacivils.co.uk

Civil Engineering - Transport Planning - Flood Risk

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PLEASE THINK GREEN: KEEP IT ON THE SCREEN

Please consider the environment before printing this e-mail message

Engineers Comments Regarding Surface Water Drainage

My apologies for the delay in my consultation response and for any inconvenience or delay it has caused yourself or the applicant.

Due to high groundwater (0.1mbgl) infiltration has been ruled out and It is proposed that surface water is discharged to a watercourse on the neighbouring property's land. An application has been made for land drainage consent which is being dealt with by Paul Cann. The consent will need to be uploaded with this application as part of the supporting documents. I will also need to see written confirmation from the neighbouring property permitting outfall to the watercourse on their land. I will not be able to recommend discharge of this condition until both of these documents have been supplied.

The plans and calculations also need to be updated to include the following details:

1. Please provide an impermeable area plan.
2. Please mark out the two different Hydrobrake model numbers on the drainage layout.
3. Please provide surveyed levels for the watercourse invert and top of bank. Please also model for a surcharged outfall. (Water at top of bank)
4. Please include a note to state what type of pipes are proposed (material). If the materials vary across the site, state as such.
5. Please include a note stating which cover types to use on inspection chambers/manholes on the drainage layout.
6. Please include sumps or silt traps upstream of all connections to permeable paving.

7. No construction detail drawings have been provided, please provide the following construction detail drawings:
 - a. Pipe bed and surround
 - b. Permeable paving including diffuser blocks.
 - c. Manholes/inspection chambers/silt traps
 - d. Both different hydrobrakes, in accordance with the calculations.
 - e. Headwall to the watercourse

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From: Phil Wiltshire [REDACTED]
Sent: Wednesday, April 28, 2021 10:33

[REDACTED]
Subject: RE: Planning Consultation on: WA/21/21/DOC

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 27 April 2021 17:11
To: Phil Brown [REDACTED]
Subject: FW: Planning Consultation on: WA/21/21/DOC

Dear Mr Brown,

Please see e-mail response from our Drainage Engineer. I would appreciate receipt of additional information within the next days or the application will be determined as submitted. Alternatively you may wish to withdraw the application in respect of these conditions and resubmit at a later date.

Regards

Anita Gardner

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 27 April 2021 16:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/21/21/DOC

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Kind Regards

Sarah Burrow
Engineering Assistant, Engineering Services



T: 01903 737815

E: sarah.burrow@arun.gov.uk

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 16 March 2021 17:04

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: WA/21/21/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: WA/21/21/DOC
Registered: 15th March 2021
Site Address: Wandleys Farm Wandleys Lane Walberton BN18 0QR
Description of Works: Approval of details reserved by condition imposed under ref APP/C3810/W/18/3209249 (WA/76/17/PL) relating to Condition Nos 3 - materials & finishes, 4 - surface water drainage, 5 - Written Scheme of Investigation, 7 - hard & soft landscaping and 8 - Construction Method Statement

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **30th March 2021**.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mrs A Gardner

Planning Case Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

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