

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 February 2021 11:05
To: Planning Scanning
Subject: FW: Y/113/20/DOC - Land South of Ford Lane and East of North End Road, Yapton - CONDITION 11

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From: Laura Gibbons [REDACTED]
Sent: 10 February 2021 09:47
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Y/113/20/DOC - Land South of Ford Lane and East of North End Road, Yapton - CONDITION 11

Michael,

We do not recommend discharge of condition 11 at this time. An updated maintenance manual and drainage statement have been provided to us, none of these are on the public planning portal yet.

We have the following comments on the updated documents:

1. Lots of calculations are missing.
 - a. Please provide calculations for permeable paving areas/ roads for each discrete area and each test pit area to accurately represent the design in areas which have different infiltration potential, and different areas draining to them.
 - b. Please provide calculations for rear garden soakaways for plots 25-33, 35 and 36. If one or more houses have the same area, have the same soakaway dimensions, and are located near to the same test pit then one calculation set for all will be sufficient, but this calculation set must reference all plots that it represents.
2. Please provide an impermeable areas plan in dwg format. Please also state areas on the impermeable areas plan (pdf and dwg).
3. Please provide further detail regarding the unacceptably low factors of safety. As discussed if you are to use a FOS of 2 we wish to see evidence that your infiltration rates are representative of tests completed properly, i.e. you will need to do a couple of BRE365 tests with three repeat tests at each location in close proximity to the existing testing and compare rates.
4. Tank 5 has a half drain time beyond 24 hours. Is there any potential to raise this crate up so that the better infiltration rate can be utilised?

5. The Road calculation also has a half drain time beyond 24 hours. It is also unclear where exactly these calculations are meant to represent.
6. The calculations for tank plot 34 have a tank area which is different to that on the layout plan, and the infiltration rate used does not seem to correlate.
7. Why do some plots have diffuser blocks located in the drive, and some in the road? E.g. around plots 51-60 and 79-82? Surely they all need to go through to the road as you have not shown additional linkages with diffuser blocks through these service corridors.
8. Please detail invert levels of all diffuser blocks, some of the blocks which are used to cross service corridors are missing.
9. Please provide additional SBILs closer to diffuser blocks.
10. It does not appear that all rwp's are connected. Please adjust, or add not to explain.
11. Some of the roads are missing SBILs.
12. Where connections are being made to pipelines rather than direct to manholes – add note 'all connections to be made using oblique 45 degree junctions'
13. Your layout plans show baffles are to be provided in some locations. The construction details are labelled as check dams, but from the construction detail it appears that these are to fully separate sub base areas- consider changing name as check dam or baffle implies water can spill over.
14. I note from the layout that some baffles are to have 100mm diameter pipes through them to link sub-base areas. Please provide a construction detail drawing.
15. Please state unit reference of hydrobrakes on plan.
16. Please provide site specific construction detail drawings of the hydrobrakes.
17. Are all catchpits to have a permafilter? Why is this being specified?
18. Please specify no/ reduces fines for sub-base materials. I would prefer to see the proposed type of material also specified.
19. Please add sand bedding and permeable geotextile surround to the basin sections to clearly show that granular material will be kept out of the crates.
20. A detailed plan showing a timetable for implementation of the drainage scheme has not been provided.
21. Details of how maintenance will be funded are not included.
22. The maintenance manual describes maintenance of cellular systems. Please make it clear that these are infiltrating cellular systems.
23. Basin maintenance should remove reference to submerged and emergent aquatic plants. Remove all other irrelevant details relating to wet basins, the basin will not be wet.
24. Please detail the requirement for opening and oiling of hydrobrake bypass doors.
25. Design lifetimes and requirements for replacement are not detailed within the maintenance manual.

Given the time the application has been open and the number of outstanding points we would support a refusal and would recommend the following reasons are included in that refusal.

1. Insufficient information has been submitted to evidence that the site design meets the requirements of NPPF and WSCC Policy for the Management of Surface Water.
2. We are unable to approve the maintenance of the scheme until a design has been agreed.
3. The maintenance manual does not set out how maintenance is to be funded. It is therefore not clear how the operation of the sustainable drainage scheme can be secured throughout its lifetime.
4. The design lifetime and requirement for replacement of drainage elements throughout the developments lifetime has not been identified within the maintenance manual.
5. In addition, no details of the timescale for implementation have been submitted as required by the condition.

Kind regards,

Laura Gibbons
Engineer, Adur & Worthing Councils

[REDACTED] Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



On Tue, 9 Feb 2021 at 08:08, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Laura,

Are you satisfied with the plans and documents that you have received for **Condition 11** of discharge of condition application Y/113/20/DOC which are set out below:

Condition 11:

- Drainage Statement, Ford Lane, Yapton 18-344 Rev. D), 29th October 2020, prepared by Odyssey.
- Management & Maintenance Manual, Ford Lane, Yapton (Ref. 18-344-13. Rev. C), prepared by Odyssey.
- Drawing No. 18-344/108 Rev. E - Surface Water Catchment Plan.
- Drawing No. 18-344/110 Rev. C - Winter Groundwater and Infiltration Data Plan.
- Drawing No. 18-344/800 Rev. C - Engineering Layout Sheet 1 of 3.
- Drawing No. 18-344/802 Rev. C - Engineering Layout Sheet 3 of 3.
- Overland Flow Routes.

Can the LPA approve and discharge this condition?

I look forward to receiving your reply.

Kind regards,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



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