

From: Simon Davis
Sent: 30 April 2018 14:42
To: Planning.Responses
Subject: FW: Land at Kings Close, Yapton - Y/21/18/DOC

Further drainage comments

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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From: Laura Gibbons
Sent: 30 April 2018 08:12
To: 'Raymond Cole'
Cc: Simon Davis; Michael Gadd; Phil Faulkner; Vince Carpenter
Subject: RE: Land at Kings Close, Yapton - Y/21/18/DOC

Hi Ray,

Thank you for sending through the revised information. My comments are:

- Could you please provide a plan detailing the invert level and cover level of the soakaways, (I realise some details are given in the schedule tables), but I would like to see these on the plan.
- Step rungs need to be specified in manholes, please specify on detail drawings.
- The depth of the concrete specified at the bed of catchpit manholes needs to be increased to 225mm.
- Manhole covers need to be ductile iron, please specify on drawings.
- Please provide a plan showing exceedance flow routes.
- Can you please supply me with the cross sectional drawings through the proposed retaining wall.

Hopefully, on review of this additional/ revised information we will be able to close out the DOC.

Thanks,

Laura Gibbons
Engineer (Drainage & Coastal)

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

Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@arun.gov.uk

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From: [REDACTED]
Sent: 26 April 2018 16:04
To: Laura Gibbons
Cc: Simon Davis; Michael Gadd; Phil Faulkner; Vince Carpenter
Subject: Re: Land at Kings Close, Yapton - Y/21/18/DOC

Dear Laura

Please find attached a letter and five drawings prepared by the consultant engineer in response to the matters raised in your e-mail sent on 19 April 2018.

I trust you will find the details satisfactory and will now be able to provide a positive response to consultation on the application from your colleague, Simon Davis, in the Planning Department.

With kind regards

Ray

Raymond Cole BA(Hons) BTP PGDip MRTPI - *Senior Planner*

Plainview Planning Ltd

Cheltenham London Horsham Chelmsford

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On 19 April 2018 at 09:37, Laura Gibbons <Laura.Gibbons@arun.gov.uk> wrote:

Ray,

Thank you for providing confirmation of the proposed ground levels.

The reason I asked for them is that I had observed some concerning details with the proposed drainage arrangement, as follows:

1. SA-A has a maximum calculated water depth of 1.13m. However, on the general arrangement drawings the inverts are set too high for this. I.e. the soakaways are only 0.93m deep in some locations, and that is disregarding cover depth. At all locations the soakaways are too shallow. Please re-evaluate design.
2. SA-B has a maximum calculated water depth of 1.04m. However, plan depths (disregarding cover) are as shallow as 0.51m in some locations. At all locations the soakaways are too shallow. Please re-evaluate design.
3. SA-C has a maximum calculated water depth of 1.12m. However, plan depths (disregarding cover) is 0.59m. Please re-evaluate design.

4. As Cv is not set to 1, I would also like to see a higher safety factor used in calculations, i.e. 2 rather than 1.5. To bring the design in line with CIRIA R156/CIRIA C609.

5. Please provide construction details for soakaways, manholes and silt traps.

Regards,

Laura Gibbons

Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@arun.gov.uk

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From: [REDACTED]
Sent: 18 April 2018 11:58
To: Simon Davis
Cc: Laura Gibbons
Subject: Re: Land at Kings Close, Yapton - Y/21/18/DOC

Dear Simon

Thank you for forwarding a copy of the drainage engineer's comments.

The proposed ground levels are clearly marked on the submitted drawing numbered 101 Rev. P2 (copy attached).

With kind regards

Ray

Raymond Cole BA(Hons) BTP PGDip MRTPI - *Senior Planner*

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On 18 April 2018 at 10:01, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Ray,

Please see attached comment from our Engineers. I hadn't retained the plan you asked me about before.

Kind Regards

[Simon J Davis](#) MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |

Location: Planning, First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
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