

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 16 August 2022 14:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/53/22/DOC

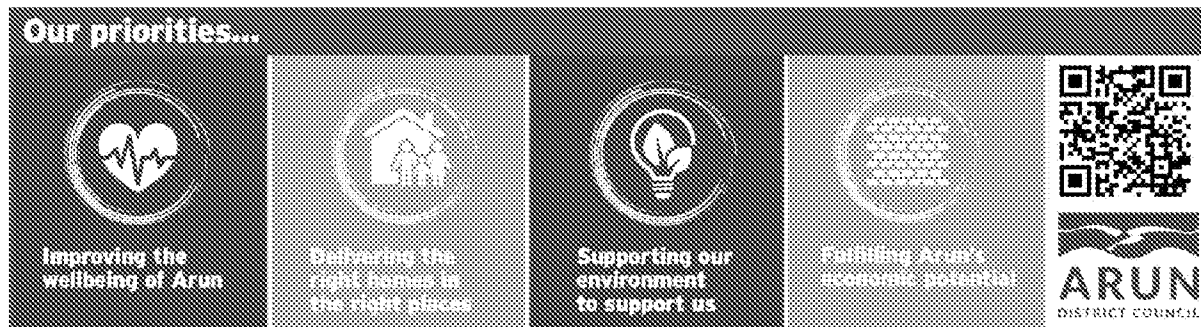
Please find enclosed our consultants response prepared on our behalf.

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services

T: 01903 737819
E: paul.cann@arun.gov.uk

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



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: Tuesday, May 3, 2022 10:48:33 AM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage [REDACTED]
Subject: Planning Consultation on: Y/53/22/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/53/22/DOC
Registered: 29th April 2022
Site Address: Land at Stakers Farm North End Road Yapton
Description of Works: Approval of details reserved by condition imposed under Y/44/17/OUT relating to condition 17-as built drawings of implemented scheme.

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 **17th May 2022**.

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

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONDOC (CDB) 2020

Sent: 15 August 2022 11:30
To: Paul Cann
Cc: Sarah Burrow
Subject: Y_53_22_DOC Response

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Paul,

Following your comments on my email the other day, please find below the response for: Y_53_22_DOC

The construction does not appear to have been carried out in accordance with the design, in addition there are still elements of the construction which are wholly reliant on the contractor's information rather than an independent verifier. As a result, **we would not recommend Discharge of Conditions** until the following information has been provided and following points have been addressed and approved in full.

- 1) *As previously stated, "Condition 17 requires the verification report to be completed by an independent engineer, the report provided has been completed by the designer and therefore does not meet the requirements of this condition." Nonetheless, we now permit anybody who is independent of the contractor (including but not limited to the engineer undertaking the original design) to undertake the assessment due to the difficulties our original approach can cause. Notwithstanding this, any deviation from the approved condition would need to be approved with the planner. We would like to stress that if acceptable to the planners, the only change from the original conditions wording, would be to permit the design engineer to conduct the verification investigation and report and that this change would not extend in any way to permitting contractors or the developer to verify any elements of the scheme or design.*
- 2) Even if point 1 is addressed and approved by the planners, the Verification report is still reliant on information from the client and contractor who are not independent. Section 2.1.1 of the verification report absolves the verifier of responsibility for the correctness of information provided by the client and contractor and as such, the conclusions of the verification report are reliant on the client and contractor having provided correct and true information, which is not considered independent verification. We require confirmation that the elements of the scheme which are reliant on client information be confirmed by an independent 3rd party verifier. We suggest this is undertaken by completing as built drawings, based on a combination of CCTV drainage surveys, lifting some of the permeable pavers, and constructing trial holes due to the current absence of independent information.
- 3) Some of the installation seen in photographs provided as part of the application does not appear to match the design drawings, and in some cases contains clear issues that need remediating or checking (as part of point 2). These include but are not limited to:
 - Checking the membrane and gravel surround to some of the soakaways / infiltration blankets to ensure there is a membrane between the crates and gravel surround. This appears not to be the case in one of the photographs although it is unclear if this was simply a photograph showing the system prior to or post of the membrane being laid. Checking this was installed correctly and as designed will be essential.
 - Checking and remediation of the poorly constructed sediment traps (assuming they are installed as photographed). The sediment traps should be installed as per the submitted drawings. These photographs show several defects in construction including square cut outs used to house round pipes, cracked rims and

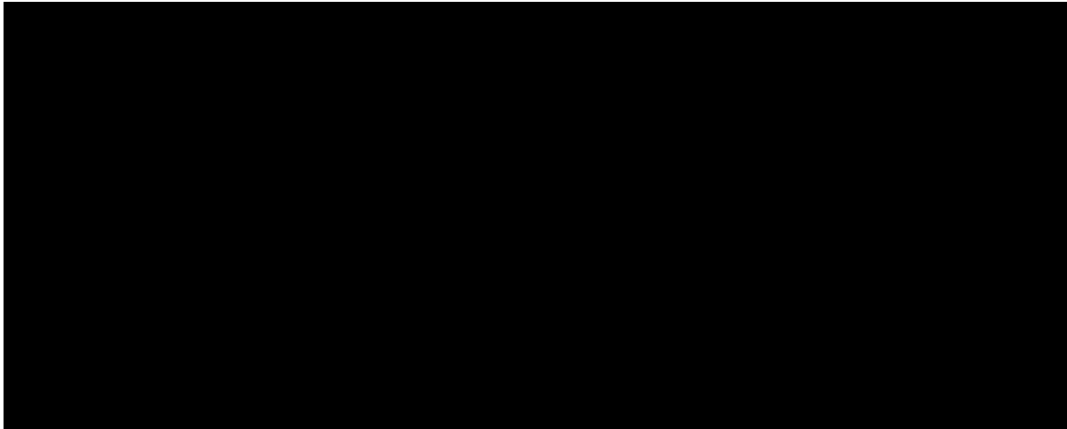
plastic, the use of unapproved materials within their construction, rubble filling the base (which visually cannot be confirmed to have been lined) and concrete which appears to have been used as a sealant and is partially blocking one pipe outlet. None of this appears on any of the approved drawings.

- A proposal for remediating these issues should be submitted.
- 4) The letter submitted detailing all of the drawings refers to YAP-180-31 REV C4 however, the submitted planning drawing is Revision C5. The applicant will need to confirm which drawing the contractor was working off and confirm that the scheme was not constructed to an earlier design.
- 5) We also acknowledge significant differences in the levels for the base of the permeable surfacing, and appreciate the revised calculations showing that this will only result in minor flooding in one area of the site. This is noted to occur but is not significant enough to warrant remediation as the volumes are small and flooding only occurs infrequently (based on the model results).

Kind Regards,

Stephen Hayward BSc (Hons) ARCDM MCIVEM
Surface Water Drainage Specialist

Herrington Consulting Ltd.



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