



THAKEHAM

PARTNERSHIPS

Mr D Easton
Principal Planning Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

27 May 2022

Dear David,

Re: Re-submission of details to discharge Condition 9 and 27 of planning permission Y/91/17/OUT

This covering letter accompanies the application and supporting documents submitted online through the Planning Portal under the reference: PP-11291128, which relates to the re-submission of details to support the discharge of Condition 9 and 27 of planning permission Y/91/17/OUT at Land at Bilsham Road, Yapton.

Condition 9:

'Prior to the commencement of each phase of the development full details of the proposed surface water drainage scheme shall be submitted to and approved in writing by the local planning authority, and shall include;

- Winter groundwater monitoring to established highest annual ground water levels and percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.*
- Details of any discharge of any flows to watercourses, the culverting or diversion, infilling or obstruction of any watercourses on the site.*
- Arrangements for future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site.*

No building shall be occupied in any phase until the complete surface water drainage system serving it has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.'

Submitted Supporting Documents for Condition 9:

1. D1956 Floatation Calculations (Rev 1),
2. D1956 Run off rate Calculation Sheet,
3. D1956 SW Calcs Rev 1,
4. D1956-10-100 Geotechnical Investigation Locations,
5. D1956-13-100 Rev B Proposals Drainage Layout,
6. D1956-13-101 Rev B Proposals Drainage Layout,
7. D1956-13-102 Rev B Proposals Drainage Layout,
8. D1956-13-200 Rev A Proposed Levels Layout,
9. D1956-13-201 Rev A Proposed Levels Layout,
10. D1956-13-202 Rev A Proposed Levels Layout,

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11. D1956-13-300 Proposed Permeable Paving Formation Levels,
12. D1956-13-301 Proposed Permeable Paving Formation Levels,
13. D1956-13-302 Proposed Permeable Paving Formation Levels,
14. D1956-15-22 Basin Sections,
15. D1956-15-3 Rev A Drainage Details,
16. D1956-18-100 Proposed Impermeable Areas,
17. D1956-18-101 Proposed Impermeable Areas,
18. D1956-18-102 Proposed Impermeable Areas,
19. D1959-19-100 Exceedance Flow Routes,
20. D1959-19-101 Exceedance Flow Routes,
21. D1959-19-102 Exceedance Flow Routes,
22. D1956-12-100 Road Longitudinal Sections,
23. D1956-12-101 Road Longitudinal Sections,
24. D1956-12-102 Road Longitudinal Sections,
25. D1956-12-103 Road Longitudinal Sections,
26. D1956-12-104 Road Longitudinal Sections,
27. D1956-12-200 Manhole Schedules,
28. D1956-12-201 Manhole Schedules,
29. D1956-12-202 Manhole Schedules,
30. D1956-15-1-Drainage Details,
31. D1956-15-2-Drainage Details,
32. D1956-15-20-Basin Sections,
33. D1956-15-21-Basin Sections,
34. D1956-15-100-S104 Construction Details,
35. D1956-15-101-S104 Construction Details
36. Landscaping Drawings (7905-L-100 to 107)

This application follows an application (Ref: Y/33/22/DOC) to discharge condition 9 of planning permission Y/91/17/OUT which is still pending determination awaiting further response from ADC drainage engineer. Unfortunately, ADC have advised that they are unable to allow the application to run past 12 weeks determination, therefore we have facilitated resubmission to allow discussions to continue.

In respect to of the Drainage Engineers Response to Y/33/22/DOC (appended), a response was previously provided to ADC on 6 May 2022 responding to the queries. For ease and to ensure continuity I have detailed this response as follows, please note that I have detailed ADC Drainage Engineer comments in blue and our response in black:

1. Please provide a layout plan showing the locations and results of groundwater monitoring and infiltration testing. – Refer to Drawing D1956-10-100
2. Please provide greenfield runoff rate calculations for the proposed impermeable area which is positively drained. – See Calculation sheet provided
3. Please provide catchment impermeable areas diagrams. – See drawings D1956-18-100 , D1956-18-101 and D1956-18-102
4. Please provide exceedance flow drawings - See drawings D1956-18-100 , D1956-18-101 and D1956-18-102
5. Please details hydrobrake unit references on layout and details. – These were shown in the previously submitted details drawings, but have now also been added to the proposed drainage layouts D1956-13-100B, D1956-13-101B, D1956-13-102B
6. Please provide calculation printouts of inputs to calculations which include pipes and manholes – see calculations provided
7. Please ensure consistency between calculations and layouts- done
8. Please clearly label finish and formation level of all permeable paving areas – see drawings D1956-13-300, D1956-13-301 and D1956-13-302
9. Please label cover levels of gullies – Please refer to the levels drawings D1956-13-200A, D1956-13-201A to D1956-13-202A

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10. Please detail proposed outfall inverts, along with invert culvert at the proposed points of connection. Connection should be made soffit to soffit. – This is provided in the table on the details drawing D1956-15-100 previously issued.
11. Please provide cranked grilles at a 45 degree angle. – This is not DCG compliant.
12. Please detail invert levels of hydrobrakes and invert levels of overflows for each flow control device on the detail drawing. These details have now been added to drawing D1956-15-3A
13. There are inconsistencies between layout and detail for the attenuation tank. Layout states a depth of tank of 1.5m but detail states a depth of 1.6m. Please ensure consistency. – This has been corrected on the layout.
14. Please provide catchpits upstream of attenuation tanks and basins (unless basins are to have sediment forebays). – This is not DCG compliant.
15. Please clearly show location of diffuser tanks in permeable paving, and connection of these to the drainage network. Please label diffusers with invert level. – see drawings D1956-13-300, D1956-13-301 and D1956-13-302
16. Please provide construction detail of permeable paving which clearly defines the construction, i.e. blocks, bedding, membranes, sub-base, tanking membrane. Materials and depths should be clearly defined. – This has been added to drawing D1956-15-3A.
17. Please provide a buffer plan showing a 3m buffer around basins and watercourses. – This has been added to the drainage layout drawings.
18. Please provide evidence of land drainage consent for the proposed road crossings. – This is not a matter for planning and falls under different legislation, we are aware of its requirement.
19. Please provide evidence of a flood risk activity permit for the proposed discharge to main river culvert. – This is not a matter for planning and falls under different legislation, we are aware of its requirement.
20. Please provide details of proposed improvements to the main river culvert near the Millers as previously discussed. – It is not intended to provide any improvements
21. The pipe between S75a and S75 appears to be within the profile of the watercourse, this is not acceptable. A minimum of 150mm concrete surround to the pipe will be required, and the top of this must be below hard bed level. It may be multiple smaller diameter pipes as required. Please adjust proposals and provide hard bed watercourse levels so that this can be further reviewed. – The arrangement has been revised to accommodate this.
22. Please provide flotation calculations for cellular storage. – See provided calculations.
23. Please apply a factor of safety of 0.9 to stabilising forces in buoyancy calculation (as per Eurocode 7). – The calculations have been revised to incorporate the FOS on the downward force as requested but it is not considered necessary to the FOS on the uplift.
24. Please provide construction detail drawings of basins which clearly show required depths of topsoil and clay over liner which tally with flotation calculations. These details should show invert level, peak water level, and top of bank level of each basin along with bank slope. Two perpendicular details per basin should be provided. – See drawing D1956-15-22
25. Please provide details of proposed landscaping evidence that tree root potential areas of new and existing trees do not conflict with surface water drainage features. – See attached landscaping drawings (7905-L-100 to 110)

Condition 27:

'No development shall commence on any phase until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls for that phase have been submitted to, and approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details for that phase.'

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Submitted Supporting Documents for Condition 27:

1. D1956-13-200 Rev A Proposed Levels Layout,
2. D1956-13-201 Rev A Proposed Levels Layout,
3. D1956-13-202 Rev A Proposed Levels Layout,
4. C0033 7Q0C Topographical Survey

This application follows a previous application (Ref: Y/35/22/DOC) to discharge condition 27 of planning permission Y/91/17/OUT which is still pending determination awaiting further response from ADC drainage engineer. Unfortunately, ADC have advised that they are unable to allow the application to run past 12 weeks determination, therefore we have facilitated resubmission to allow discussions to continue.

In respect to of the Drainage Engineers Response to Y/35/22DOC (appended), this stated that *'The plans submitted do not clearly show existing levels as is required by this condition. We would also request that the levels drawings are not approved until such a time as drainage details are agreed'*, a response was previously provided to ADC on 6 May 2022 responding to the queries and providing a Topographical Survey (Ref: C0033 7Q0C), which has been provided with this submission.

Yours sincerely,

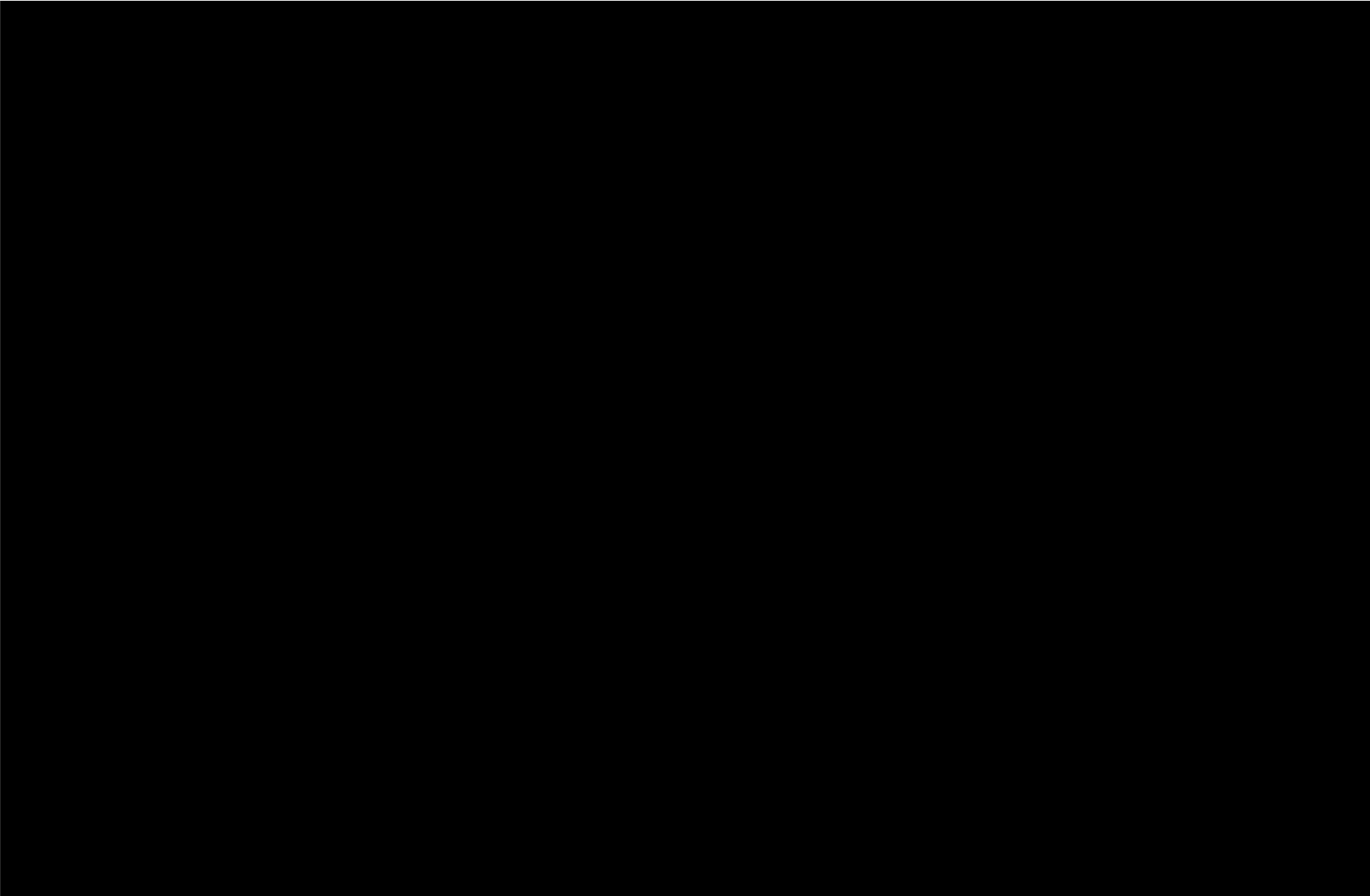


Sarah Sutcliffe
Planning Manager

Thakeham House, Summers Place, Stone Street, Billingshurst, West Sussex, RH14 9GN

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 05 April 2022 11:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/33/22/DOC

Engineers Comments Regarding Condition 9

1. Please provide a layout plan showing the locations and results of groundwater monitoring and infiltration testing.
2. Please provide greenfield runoff rate calculations for the proposed impermeable area which is positively drained.
3. Please provide catchment impermeable areas diagrams.
4. Please provide exceedance flow drawings.
5. Please detail hydrobrake unit references on layout and details.
6. Please provide calculation printouts of inputs to calculations which include pipes and manholes.
7. Please ensure consistency between calculations and layouts.
8. Please clearly label finish and formation level of all permeable paving areas.
9. Please label cover levels of gullies.

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15. Please clearly show location of diffuser tanks in permeable paving, and connections of these to the drainage network. Please label diffusers with invert level.
16. Please provide a construction detail of permeable paving which clearly defines the construction, i.e. blocks, bedding, membranes, sub-base, tanking membrane. Materials and depths should be clearly defined.
17. Please provide a buffer plan showing a 3m buffer around basins and around watercourses.
18. Please provide evidence of land drainage consent for the proposed road crossings.
19. Please provide evidence of a flood risk activity permit for the proposed discharge to main river culvert.
20. Please provide details of proposed improvements to the main river culvert near the Millers as previously discussed.
21. The pipe between S75a and S75 appears to be within the profile of the watercourse, this is not acceptable. A minimum of 150mm concrete surround to the pipe will be required, and the top of this must be below hard bed level. It may be multiple smaller diameter pipes are required. Please adjust proposals and provide hard bed watercourse levels so that this can be further reviewed.
22. Please provide flotation calculations for cellular storage.
23. Please apply a factor of safety of 0.9 to stabilising forces in buoyancy calculation (as per Eurocode 7).
24. Please provide construction detail drawings of basins which clearly show required depths of topsoil and clay over liner which tally with flotation calculations. These details should show invert level, peak water level, and top of bank level of each basin, along with bank slope. Two perpendicular details per basin should be provided.
25. Please provide details of proposed landscaping evidencing that tree root potential areas of new and existing trees do not conflict with surface water drainage features.

Please note that more comments are likely as a review of calculations and a detailed review of layouts has not been completed due to the shortcomings with the information presented. Due to the number of comments above and the level of information which is missing we would support a refusal of this application at this time.

We would recommend that the applicant reviews our checklist, completes this, and supplies it with a new application. Our surface water drainage checklist can be found here: <https://www.arun.gov.uk/drainage-planning-consultations>

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk or [REDACTED]

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

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

Sent: 21 March 2022 11:19

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: Y/33/22/DOC

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/33/22/DOC

Registered: 9th March 2022

Site Address: Land at Bilsham Road Yapton

Description of Works: Approval of details reserved by condition imposed under ref Y/91/17/OUT relating to Condition No 9 - surface water drainage.

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 **4th April 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 D Easton

Planning Case Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 05 April 2022 11:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/35/22/DOC

Engineers Comments Regarding Condition 27

The plans submitted do not clearly show existing levels as is required by this condition. We would also request that the levels drawings are not approved until such a time as drainage details are agreed.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk

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

Sent: 21 March 2022 14:49

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: Y/35/22/DOC

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/35/22/DOC

Registered: 9th March 2022

Site Address: Land at Bilsham Road Yapton

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Planning Case Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk

PLCONDOC (CDB) 2020

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Sign up to our newsletter [here](#)



From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 05 April 2022 11:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/35/22/DOC

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Laura Gibbons

Drainage Engineer

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Sent: 21 March 2022 14:49

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: Y/35/22/DOC

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Yours sincerely

Mr D Easton

Planning Case Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk

PLCONDOC (CDB) 2020