[redacted]

From: Simon Marks [redacted]
Sent: 23 October 2020 22:23
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>; [redacted]
Subject: RE: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES - drainage comments

Hi Laura / Paul

Please find attached our drainage statement that outlines how the strategy works. It is still a strategy a this stage and hopefully we can agree the principals to be followed to detailed design where the finer details will be refined and approved as such at the relevant stage. The detailed design will be developed in accordance with this strategy that has been prepared in accordance with the criteria set out by yourselves. Any further requirements can be conditioned to be approved at detailed design stage. We will be working with BDW on this stage of works and so will have continuity from this preliminary stage to a fully detailed design stage.

I have copied the minutes from the meeting below and highlighted in green how I have address the actions. I will follow up with the amended drawings in a separate email as the file size is rather large.

- Winter ground water level monitoring has been carried out, the drawings show the interpolated levels at the drainage feature locations. It was confirmed this is sufficient for RM application purposes.
- Infiltration features are located at or above the ground water levels obtained from the water testing. There are conveyance features that may encroach below this level. It was requested that the conveyance features be sealed to prevent ground water ingress. A note has been added to the drawings to state that all features below the ground water level will be sealed to prevent ground water ingress. At detailed design stage, this will be confirmed exactly which features this applies to as the design is refined.
- Features have been modelled with interpolated infiltration rates but also with zero infiltration for the locations where the soakage rate was found to be lower than x10-6. We have checked and calculated the effect zero infiltration would have on the system and modelled the downstream features to cater for any additional volumes required. The calcs will not be considered by the LLFA where the soakage rate was lower than x10-6.
- We have designed a hybrid system with infiltration features and permeable paving with the facility for high level overflows in extreme events.
- The outfall is restricted to QBAR. SM to check this has been calculated on the basis of the proposed impermeable area. QBAR has been calculated on the basis of the whole site. The POS has drainage features throughout and the gardens will have land drainage to mitigate against the peak groundwater levels, aid with drainage and keep the gardens healthy when ground water is at its peak level. The precise details of which to be confirmed at detailed design stage.
- Permeable paving has been provided in all drives and parking areas.
- Cells and tanks have been the last resort but are necessary in some locations. Laura confirmed the ration of open features / crates is acceptable.

- Any culverts required for existing water features should be 450mm minimum.
- It is proposed to connect to the existing ditch at existing invert level.
- SM to review the additional survey that has been carried out to identify if any works are required to the existing ditch.
- All proposed features / structures are a minimum of 3.0m from the existing watercourse. SM to clarify on the drawings.
- The network caters for all storms to be kept underground where possible up to and including the 1:30 year storm with overland flow routes / high level overflows provided to downstream features where required.
- Exceedance routes are shown (and have been designed) to protect properties and get any overland flood flows to the features around the perimeter of the site. SM to confirm depth of such flows in the roads. A note has been added to the drawings describing the anticipated peak depth.
- Land drainage consent will be required and applied for.
- Raising ground levels is unavoidable to achieve the overland flow routes and protect properties, but we have looked to minimise as much as possible. The properties on the boundaries are not elevated above normal working practice. The raising of ground levels occurs in board.
- A drainage strategy document in the form of a technical note, explaining how the network functions will be issued on Friday.
- Evidence is not now required to demonstrate discharge to the watercourse is required. This was raised before the drawings had been reviewed.
- SM to ensure drainage details are site specific and referenced to the features on plan. Including hydrobrake and positive drainage details. The drainage details are site specific (to follow on separate email). The hydrobrake is to be confirmed. We have contacted Hydro to get details but didn't hear back in time for todays deadline. The design is still to be refined as mentioned during the detailed design stage and this information may be subject to change on that basis. It is hopeful we can agree the strategy now with the details to follow for approval during detailed design in accordance with the agreed strategy.
- SM to review and explain how the boundaries and watercourses are protected. The boundaries will remain untouched by the proposed works. There will be hoarding on site to protect existing boundaries. The watercourse to the northern boundary is subject to additional surveys, any works required to ensure the system works will be identified during the detailed design stage. A 3.0m buffer zone is noted on the drawing with no proposed drainage features within this zone. The southern ditch is not touched as part of these works, the drainage strategy does not connect in any way to this ditch, it all falls to the northern ditch. As noted previously it is hopeful we can agree the strategy and the detailed design will be progressed based on that strategy. Any requirements can be conditioned to be approved during the detailed design stage.
- Drawings can be issued directly to the LLFA and reviewed outside of the planning application so that the process can be expedited.

If you require anything more please do let me know.

Many thanks
Simon

Simon Marks
Associate Director

[redacted]

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 20 October 2020 14:43
To: Simon Marks [redacted]
Subject: RE: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES - drainage comments

Hi Simon,

If all of your gardens and POS have positive drainage features serving their entire areas then yes you can. If this is the case you will need to supply evidence of this, including evidence that it will not soak to ground.

Otherwise, you will be expected to complete QBar calculations based on the impermeable area that is positively drained.

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: Simon Marks [redacted]
Sent: 20 October 2020 14:34
To: Paul Cann <Paul.Cann@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>; [redacted]
Subject: RE: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES - drainage comments

Paul

Can I ask clarification of one more issue please – it was mentioned in the teams meeting that the impermeable area should only count towards the discharge rate – we have a situation where all of the gardens and POS areas in addition to the roofs and hardstanding will be collected and discharged through one outfall at a controlled rate. On this basis can we include this in our calculation?

Many thanks
Simon

Simon Marks
Associate Director

[redacted]

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 20 October 2020 12:39

[redacted]

Subject: RE: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES - drainage comments

Simon

Just to add, regarding overland flow routes – need to make sure they do not pass over foul sewer manholes, as we need to reduce the risk of surface water infiltration into sewers. If unavoidable, you will need to consider sealed manhole covers, normally achieved with a sealed manhole cover immediately below the conventional ground surface cover. This would need to be agreed with Southern Water on the assumption that they will be adopting onsite sewers.

Regards

Paul Cann
Principal Engineer (Drainage)

Paul Cann | Principal Engineer (Drainage), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@arun.gov.uk
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From: Paul Cann
Sent: 20 October 2020 12:33

[redacted]

Subject: RE: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES - drainage comments

Hi Simon

Just to confirm that all infiltration rates are to be discounted in the hydraulic calculations, irrespective of the rate achieved in the non-winter testing. Ie. including x10-6 rates and better. This was the compromise for the lack of winter testing.

We note that the storage of the 1 in 30 event below ground. You will obviously need to prove that the 1 in 100 year event + 40% climate change is fully retained on site without flooding of property/infrastructure and ensuring public safety when considering overland flow routes.

Regards

Paul Cann
Principal Engineer (Drainage)

Paul Cann | Principal Engineer (Drainage), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@arun.gov.uk
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From: Simon Marks [redacted]
Sent: 20 October 2020 12:21
[redacted]
Subject: RE: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES - drainage comments

Morning all

Thank you for the virtual meeting this morning. As discussed I would like to clarify the points discussed and any required actions (in red). If anyone has anything they would like to add please let me know so we can get the drawings turned around and issued by the end of this week as discussed.

- Winter ground water level monitoring has been carried out, the drawings show the interpolated levels at the drainage feature locations. It was confirmed this is sufficient for RM application purposes.
- Infiltration features are located at or above the ground water levels obtained from the water testing. There are conveyance features that may encroach below this level. It was requested that the conveyance features be sealed to prevent ground water ingress.
- Features have been modelled with interpolated infiltration rates but also with zero infiltration for the locations where the soakage rate was found to be lower than x10-6. We have checked and calculated the effect zero infiltration would have on the system and modelled the downstream features to cater for any additional volumes required. The calcs will not be considered by the LLFA where the soakage rate was lower than x10-6.
- We have designed a hybrid system with infiltration features and permeable paving with the facility for high level overflows in extreme events.
- The outfall is restricted to QBAR. SM to check this has been calculated on the basis of the proposed impermeable area.
- Permeable paving has been provided in all drives and parking areas.
- Cells and tanks have been the last resort but are necessary in some locations. Laura confirmed the ration of open features / crates is acceptable.
- Any culverts required for existing water features should be 450mm minimum.
- It is proposed to connect to the existing ditch at existing invert level.

- SM to review the additional survey that has been carried out to identify if any works are required to the existing ditch.
- All proposed features / structures are a minimum of 3.0m from the existing watercourse. SM to clarify on the drawings.
- The network caters for all storms to be kept underground where possible up to and including the 1:30 year storm with overland flow routes / high level overflows provided to downstream features where required.
- Exceedance routes are shown (and have been designed) to protect properties and get any overland flood flows to the features around the perimeter of the site. SM to confirm depth of such flows in the roads.
- Land drainage consent will be required and applied for.
- Raising ground levels is unavoidable to achieve the overland flow routes and protect properties, but we have looked to minimise as much as possible. The properties on the boundaries are not elevated above normal working practice. The raising of ground levels occurs in board.
- A drainage strategy document in the form of a technical note, explaining how the network functions will be issued on Friday.
- Evidence is not now required to demonstrate discharge to the watercourse is required. This was raised before the drawings had been reviewed.
- SM to ensure drainage details are sit specific and referenced to the features on plan. Including hydrobrake and positive drainage details.
- SM to review and explain how the boundaries and watercourses are protected.
- Drawings can be issued directly to the LLFA and reviewed outside of the planning application so that the process can be expedited.

I think that covers anything, please let me know if I have missed anything or anything more is required. Please let me know also if I have missed anyone off the distribution list. Please give me any comments in time to get the drawings turned around and issued by the end of this week.

Many thanks
Simon

Simon Marks
Associate Director

[redacted]

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 13 October 2020 15:29
To: Simon Marks [redacted]
Subject: RE: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES - drainage comments

Dear Simon,

Paul Cann and Laura Gibbons can offer you a Meeting on the morning of Tuesday 20th October. That is the earliest that they can do. If you want to arrange this, please write to them:

Paul.Cann@arun.gov.uk
Laura.Gibbons@arun.gov.uk

From: Simon Marks [redacted]
Sent: 09 October 2020 10:45
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES - drainage comments

Hi Simon

If I could also confirm please, in the meantime:

- We have considered winter testing results for both ground water and infiltration, and had subsequent discussions relating to this issue with Paul Cann which we also took on board. I will provide a technical note outlining the strategy and how this was considered.
- We did consider the buffer zone for the existing water course, but we will make sure this is clearly shown on the drainage layouts.
- We have restricted the outfall to QBAR, there was a typo on the drawing which we will rectify and issue with the technical note.
- I will explain the catchments and land raising in the technical note. But essentially we have followed the existing catchment as far as is reasonably practicable.
- Some additional investigations on the watercourse have taken place and I will forward the results of these with the updated drawings and technical note.
- We did supply detailed technical drawings and details, if you are missing anything or expect to see anything more please let me know and I can submit it with the documents referenced above.

As discussed, I can answer your current queries raised in your correspondence with Jess, but would like to address anything more you have in mind at the same time, so if you are able to confirm some times to organise a meeting I would be most grateful.

Many thanks
Simon

Simon Marks
Associate Director

[redacted]

From: Simon Marks
Sent: 09 October 2020 09:11
To: Simon.Davis@arun.gov.uk
[redacted]
Subject: FW: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES - drainage comments

Morning Simon

My name is Simon Marks, I am the consultant engaged by Barratt David Wilson to prepare the drawings for the site at Drove Lane, Yapton. I note you have raised a few queries below, forwarded to me by Jess at BDW. I wonder please if we could set up a teams meeting to discuss the points, and also anything else you may want to raise / see on the drawings. I see below you have said there may be more comments, it would be helpful if we could discuss everything you would expect now and pick everything up in one sweep.

In the meantime we will review the list below and make sure we pick these up. May I ask one thing in the meantime though please, your point below - *Evidence must also be submitted demonstrating that discharge to watercourse is required*. I'm not sure I understand,, excuse me if I misunderstand - do you mean evidence is required to demonstrate the discharge to the watercourse is possible rather than required?

Can I ask for your availability to set up a teams or similar meeting perhaps next week. The only day currently that I can't do is Monday. I'm sure BDW may want to attend too.

Many thanks
Simon

Simon Marks
Associate Director

[redacted]

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 28 September 2020 15:42
To: Sparkes, Jessica [redacted]
Subject: RE: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES

Here is the text of the response:

Thank you for consulting us on this reserved matters application. We note the outline decision notice requires full details of surface water drainage to be agreed at reserved matters stage. The information submitted to date is insufficient and we therefore wish to raise a holding objection. Our initial comments are as follows:

1. A drainage strategy has not been submitted. Please can one be provided that details; winter infiltration testing and winter groundwater monitoring results, the principals of the drainage strategy proposed; full detailed drainage calculations.

2. Layout plans have been provided these need to clearly show a 3m buffer around basins and ordinary watercourses.

3. The proposed discharge rates appear to be exceptionally high (210l/s). Only the area being positively drained should be included within greenfield runoff rate calculations. Discharge must be restricted to greenfield QBar to be compliant with policy requirements. Evidence must also be submitted demonstrating that discharge to watercourse is required.

4. We note significant land raising/ reprofiling is proposed. Natural catchments must be followed. If water is proposed to only discharge in one location the applicable discharge rate will be the pre-development greenfield Qbar for this natural catchment only.

5. It is understood that discussions between ADC engineers and the applicants engineers are underway regarding the condition of ditches and the required investigations. Please can the applicant supply the results of these investigations, including CCTV survey.

6. Detailed layout plans and construction details will be required. All must be in accordance with the requirements set out on our checklist.

It is likely that we will have further comments once more information is supplied.

We request that the applicant reviews our checklist (available here
[redacted]
%2Fsurfacewater) for full details of our requirements and completes this with the supply of further information.

From: Sparkes, Jessica [redacted]
Sent: 28 September 2020 15:22
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES

Hi Simon

For some reason it wont let me open your attachment – can you re-send please?

Many thanks

Jess

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 28 September 2020 15:03
To: Sparkes, Jessica [redacted]
Subject: RE: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES

Hi Jessica,

Thanks that is fine.

Drainage comments also just received today – see attached.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Sparkes, Jessica [redacted]
Sent: 28 September 2020 14:12
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES

Hi Simon

Many thanks for this, I had hoped we would have positive comments following the pre-submission engagement. I will review and see if we need to clarify anything.

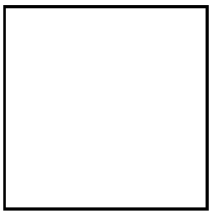
In regards to your previous email, we will have the Design Guide note and additional levels bits to you by COP Wednesday. Hopefully that is OK.

Kind regards

Jess

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 28 September 2020 11:49
To: Sparkes, Jessica [redacted]
Subject: *EXTERNAL: Land east of Drove Lane, Yapton Y/78/20/RES

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Hi Jessica,

I see that the Parish have responded and I attach their comments below FYI.

YPC SUPPORT with conditions
Yapton Parish Council (YPC) recognise that the applicant has continued to engage with YPC regarding the detail of their application. YPC note that the applicant has taken into consideration many of the concerns raised by YPC notably with regard to landscaping and the PROW plus materials etc. YPC therefore support this application conditional upon the following conditions:
- YPC note that parking standards have been met but are dependent upon designated garages remaining as such. YPC require that a restriction is placed on converting garages to ancillary living accommodation for the first 10 years from the final occupation of the scheme. This will enable the scheme to grow into its intended form and avoid unnecessary and unintended stresses placed on its streetscape, open space and accessibility through displaced parking resulting from loss of provided garage space.
- YPC would also seek that all parking within the site is softened by the use of CORE Grass or similar green permeable parking system. This would maintain the practically of hard landscaping for parking areas but provide a softer finish providing a more rural outlook onto green space opposed to tarmac/block paving.
- All street lights must be designed to ensure minimum light pollution to ensure that the current night sky is not impacted in a negative manner. This must include all adopted road lighting which tends to favour higher and fewer street light as a cost saving but unfortunately lead to significantly higher light pollution and bleed. LED light specification must reflect a 'softer' light to reflect the rural nature of the village and not be standard white LED light to protect existing neighbouring households.
- YPC seek to encourage a fully connected multi-user pathway network throughout the Parish and seek that the proposed informal pathway and other
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Page 4 of 6
more formal PROW incorporates a fully DDA accessible footpath to ensure green connectively throughout the village. YPC require a condition that will specify that any proposed path is a public right of way for multi-user use and fully DDA compliant, built to an appropriate specification for immediate use after the first occupation of the scheme. Landscaping of the path must reflect that of a former meadow/field with sufficient buffers/margins to ensure good biodiversity along the improved public multi-user pathway. This would help enrich the local environment and enhance Yapton's rural backdrop
- YPC note that the locally known 'Sheep Field', land bounded by the former canal, the B2233 and Drove Lane has been left as open space. YPC insist that this parcel of land is designated protected land and must be left as open space for the lifespan of the housing. This is to ensure that both the setting of the former canal and canal cottages is preserved and the integrity of the conservation area is not eroded through loss of key open space and setting.
- YPC would welcome suitable smaller housing for the more elderly village demographic which would encourage downsizing within the parish and subsequent churn of existing housing stock.
- YPC note that there appears a concentration of social housing in one part of the scheme and would suggest that it should be more evenly spread within the

scheme to ensure a more cohesive community.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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