



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

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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 19 April 2022 14:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/18/22/PL

Engineers Comments Regarding Surface Water Drainage

The applicant has provided a Flood Risk Assessment [FRA] and conceptual surface water drainage strategy for the site. Groundwater monitoring has been undertaken over winter 2020-2021 at two points on the site, this shows groundwater to peak at 0.75mbgl at WS3 on 29/01/2021. The groundwater monitoring that has been provided is sufficient for the purposes of the surface water drainage design and as such we will not be requesting further groundwater investigation should the application be approved.

Preliminary infiltration testing was undertaken in two boreholes on the site. This testing was not in accordance with DG365 as such will not be accepted as a justification for ruling out infiltration on the site. Whilst it is accepted that infiltration potential is likely to be limited/non-existent on the site, this needs to be evidenced with appropriate testing undertaken in winter months. The FRA acknowledges the need for these tests (paragraph 5.1.5) as does the Leap ground investigation report supplied by the applicant (p29) and Paul Cann's e-mail of 9/2/2021 indicated the same (see appendices - point 6).

If it is believed that infiltration will not be possible on the site, the applicant may wish to undertake the DG365 testing now, as if infiltration is not viable in Spring/Summer, it certainly won't be in winter. However, if summer testing shows infiltration to be viable then we will expect the tests to be repeated in the winter period. The

infiltration tests should be completed in the location of the proposed permeable paving and at shallow depths (above peak groundwater level).

Assuming that infiltration is found to not be viable on the site, then the applicant proposes to dispose of surface water via permeable paving which provides water treatment and storage before discharging at a restricted rate of 2l/s to the watercourse at the north of the site. We are agreeable to this solution, as groundwater did not peak above 0.75mbgl we would like to see the permeable paving lined with a permeable liner to make use of whatever limited infiltration potential there may be on the site.

Site investigations will be necessary to investigate the condition of the receiving watercourse and it is likely that remedial works will need to be carried out to this watercourse to ensure that it is capable of taking the flows proposed. Please contact Paul Cann of this department to organise a site visit so that he can discuss any works that may be required and the requirements for the Ordinary Watercourse Land Drainage Consent which will need to be applied for, for authorisation to make a connection to the ditch.

The applicants engineers are aware of the required easements to the watercourse as these are cited within the FRA. Please ensure that not only buildings, but also boundary fences are not sited within 3m of the watercourses. Please provide a plan showing the buffers and the flood zones when a Discharge of Conditions application is made (if this application is approved).

All of these comments have been provided previously on application AL/75/21/PL and the applicant has provided a letter from the consultant engineer (Bright Plan) which indicates they are agreeable to our requirements for the site. Within that letter they imply that shallow infiltration testing will be completed between October 2021 and March 2022. It is hoped that the testing was completed in the wettest winter months of January and February as autumn testing is unlikely to be accepted for the purposes of the design unless it is to rule out infiltration.

If you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere. Please do not list the FRA as an approved document.

PCENG D2 (modified to remove the need for groundwater monitoring):

“Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.”

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

And the accompanying informative:

INFORM D

“Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm event plus 40% on stored volumes (allowance for climate change) between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year storm event plus 40% on stored volumes. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater

table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here [Drainage Planning Consultations](#). [Arun District Council](#) on Arun District Councils website. A surface water drainage checklist is available on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

PCENG3

"The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site. "

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

And the accompanying informative:

INFORM2

"Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse."

PCENG4

"Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual."

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

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Current working pattern: Monday-Friday: 8am - 2:30pm

Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 04 March 2022 11:04

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

Subject: Planning Consultation on: AL/18/22/PL

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: AL/18/22/PL

Registered: 4th March 2022

Site Address: Lidsey Lodge Farm Sack Lane Lidsey PO22 9PE

Grid Reference: 494551 102604

Description of Works: Demolition of large agricultural buildings, removal of concrete yards and access, erection of 4 No 2 bed houses, 2 No 3 bed houses, 2 No 4 bed houses, gardens, access, parking, soft landscape and ecology areas (resubmission following AL/75/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 7th April 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider
<https://www.arun.gov.uk/planning-application-comments>

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

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 Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (CDB) 2020