



Engineers Comments Regarding Surface Water Drainage

On initial inspection it appears the applicant has submitted the same drainage strategy as the one submitted on application AL/57/18/OUT. On the basis of that, our comments are unchanged from Laura Gibbons consultation on that application. If the applicant is aware of any relevant changes please reconsult this department.

Please apply standard conditions PCENG2, PCENG3, PCENG4 and ENG1.

Infiltration must be investigated for surface water disposal. No evidence has been submitted to support the statement that the site is not suitable for infiltration. Winter groundwater monitoring and percolation test results will need to be submitted.

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 strict accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway and the base of the structure. It must also have provision to ensure there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. 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 a full winter's groundwater monitoring data in order to determine the highest winter groundwater table in support of the design. This will still be required if infiltration is proven to be unviable as the applicant may need to consider the risk of floatation of attenuation features. Supplementary guidance notes are enclosed for information.

It should be noted that there is an area of surface water flood risk to the east of the site, any proposals to develop in this will need to be accompanied by evidence that development will not increase flood risk elsewhere and the risk to the proposed development is reduced, i.e.. Finished floor levels set to appropriate levels above flood levels.

There is a watercourse running to the east of the site, no development should occur within 3m of this. Any proposals to connect to a culverted watercourse will need land drainage consent, which can be sought through us.

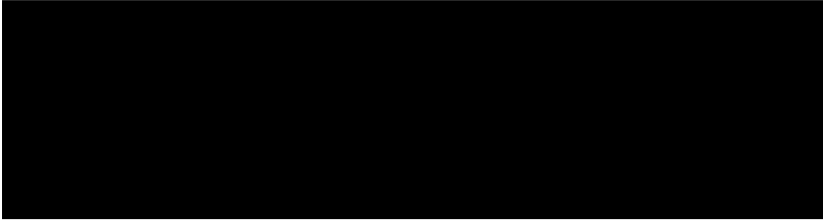
It should also be noted that the current proposed discharge rate is unacceptable. The justification for a discharge rate of 4.9l/s based on the principles of blockage is insufficient, rates of 2l/s can be achieved.

Guidance notes available at: <https://www.arun.gov.uk/surfacewater/>

Drainage Checklist available at: <https://www.arun.gov.uk/download.cfm?doc=docm93ijm4n14646.pdf&ver=14996>
(Should be completed and submitted as part of a DOC application if the application is approved and the requested conditions are applied).

Kind Regards

Sarah Burrow
Engineering Assistant



To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

APPLICATION NO: AL/21/20/OUT

Registered: 4th March
2020

Site Address: Land North of Lee's Yard Lidsey Road Woodgate PO20 3SU

Grid Reference: 493888 104004

Description of Works: Outline application with some matters reserved for the erection of 38 No. dwellings consisting of 5 No. 4-bed house, 14 No. 3-bed houses & 19 No. 2- bed houses, with communal work hub & associated car parking & landscaping (resubmission following AL/57/18/OUT).

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by replying to this email by 09-APR-20.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 

Regards
Planning Officer

consultee_email
