

David Easton

From: Simon Power
Sent: 01 July 2010 12:46
To: Planning.Responses
Cc: Jonathan Parsons; Brian Holland
Subject: RE: Planning Consultation on: AL/27/09/DOC at The Homestead

[Engineers Drainage comments;](#)

[Application to discharge condition Nos 9 & 10 of AL/23/06.](#)

10	The development shall not proceed until details of the proposed surface water and means of disposal have been submitted and approved by the Local Planning Authority. Surface water drainage shall be carried out in accordance with such details and in conjunction with associated building works. Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, GEN9 of the Arun District Local Plan.
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Please provide the following soakaway design details.

1. Twelve months ground water monitoring showing that the groundwater does not rise above the base of the soakaway. Groundwater is known to rise almost to the ground surface at locations nearby.
2. Only details of one trial hole test pit has been supplied. In accordance with BRE 365, there should be one trial hole test pit at each of the proposed soakaway locations, and three soakage observations at each trial pit. The lowest calculated infiltration value then used for each soakaway.
3. The location of TSA1 is not acceptable, because it is not easily accessed for maintenance, being placed in the rear gardens of two properties, with a fence line running across the middle of it.
4. Soakaway storage capacities for TSA1, 4 & 5 are satisfactory for the 1 in ten year storm event.
5. Soakaway storage capacities for TSA2 & 3 are insufficient.
6. Provide storm water storage calculations to show below ground storage can be provided for the 1 in one hundred year storm event plus 20% (climate change) between the invert of the discharge pipe to the soakaway and the lowest ground level on site, for each of the five soakaways.
7. Provide calculations showing that the half emptying time of each of the soakaways is achieved within 24 hours, ready for a following storm event.
8. Confirm that "Aquacell" storage units as specified on drawing No 6902(A1)110 Rev P2 will be used to achieve the 95% void ratio. Opus calculation sheets are headed "Reject/Rubble filled soakaway". A 95% void ratio will not be achieved with reject material, and rubble is totally unacceptable.
9. Provide site specific access and design details of the soakaways for the future maintenance and management of the soakaways.
10. Details of who will be responsible for the maintenance of the community soakaways, and how the financing of the maintenance is to be carried out.

Note.

- A plan indicating drainage areas has not been provided, so the given drainage area values have been used in checking the calculations.

Recommend that Conditions 9 & 10 are not discharged.

From: Simon Power
Sent: 28 May 2009 16:49
To: Planning.Responses
Cc: Jonathan Parsons; Brian Holland
Subject: RE: Planning Consultation on: AL/27/09/DOC at The Homestead

[Engineers Drainage comments;](#)

Details of the trial pit soakage tests together with calculations that determine the infiltration rate at the location of each proposed soakaway must be supplied, as recommended in BRE 365. Assumed infiltration rates are not acceptable.

Twelve months of on site groundwater monitoring data must be provided (so that the wetter winter months are included), which shows that the highest position of the groundwater table will not rise to a level above the base of each of the constructed soakaways.

The details of any maintenance arrangements (and who will be responsible for the system) are to be provided. This being to ensure the future efficient working and monitoring of the soakaways for any silt build up and removal.

The above information is to be provided.

I cannot recommend discharge of conditions 9 and 10 at this time.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 28 May 2009 12:56
To: Simon Power
Subject: Planning Consultation on: AL/27/09/DOC at The Homestead

To: **Engineers (Fluvial Flooding)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: AL/27/09/DOC

Registered: 23-APR-09
Site Address: The Homestead Westergate Street Westergate

Description of Works: Application for discharge of conditions no's 2, 3, 5, 8, 9, 10 & 11 in relation to AL/23/06.

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 have any comments to make, these should be sent by replying to this email by 11th June 2009. 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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr J Parsons who can be contacted on telephone number 01903 737773.

Thanking you in anticipation

Planning Case Officer

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