
Engineers Comments Regarding Surface Water Drainage

The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered.

It is noted that the applicant has already considered surface water drainage to an extent. The infiltration testing completed in early March this year is adequate and the presence of groundwater at 0.6mbgl shows that only infiltration at shallow depths will be viable. As such no further infiltration tests or groundwater monitoring are required.

A drainage layout has been provided which shows that the strategy appears to be to attenuate surface water from the roof of the new building in an impermeable lined tank, before discharging at a restricted rate to a ditch on the opposite side of Norton Lane. Surface water from the drive will be allowed to infiltrate at a shallow depth.

At this stage no calculations have been provided to support the design. In addition, the surface water attenuation tank is at a depth below the highest recorded groundwater. Therefore we would expect to see calculations to show that buoyancy has been counteracted (groundwater pushing up the tank). Currently there are no construction detail drawings for any part of the scheme, which we would expect should the application be approved and we were asked to assess the drainage scheme as part of a DOC application.

We would be keen to see any infiltration potential maximised and would like the applicant to consider discharging the roof surface water to the permeable paving via diffuser units (5m from the building) with the option of a restricted overflow to the ditch if necessary. If a connection to the ditch is required then the applicant will need to apply for Land Drainage Consent (from this department) and will require land owner permission to do so (if the land is not owned by the applicant).

Therefore, if you are minded to approve the application please apply a modified version of PCENG2 (as below, to account for work done) to ensure that the applicant provides a robust and sustainable drainage design that can be easily followed by a contractor.

PCENG2

"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. 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:

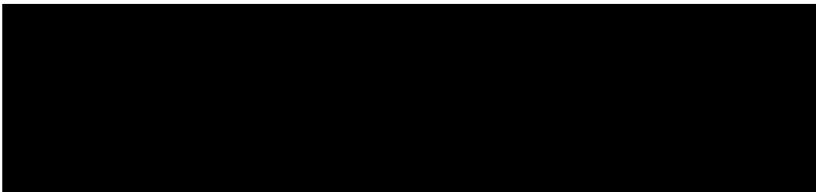
"Infiltration structures must cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, 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.

Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> 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."

Kind Regards

Sarah Burrow
Engineering Assistant



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/29/20/PL

Registered: 7th April
2020

Site Address: Tyrone House Norton Lane Norton Aldingbourne PO20 3NH

Grid Reference: 492748 106125

Description of Works: Demolition of existing house & outbuildings & erection of 1 No. dwelling & detached garage. This application is CIL Liable.

.....
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 07-MAY-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 Amy Myer who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
