

From: Laura Gibbons
Sent: 26 April 2019 11:28
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: AL/33/19/RES

Engineers Comments Regarding Surface Water Drainage

The drainage statement submitted states that the existing pond will be enlarged and used to infiltrate and store water prior to discharge to ordinary watercourse. The drainage statement does not provide evidence that there is sufficient space on site provided for surface water drainage, I therefore **object** to the current application and request further information is submitted.

My concerns are as follows:

1. The peak natural water level within the pond is unknown. I assume that the peak water level will be close to the maximum groundwater level observed, i.e. 0.6m bgl. It must be demonstrated that adequate storage can be provided above the maximum natural ground water/ pond level.
2. The existing and proposed interconnectivity between the pond and watercourse is unclear. Our mapping shows that there is currently a connection from the pond to the ditch to the south, is this to be infilled? Furthermore, invert levels of the watercourse need to be provided to demonstrate that discharge to watercourse via gravity is achievable. Therefore, the overall methodology for surface water drainage cannot be assessed.
3. If the pond is currently fed by the ditch it is unclear how this water is accommodated for in design.
4. It is unclear how the proposed works to the pond will tie in with the restrictions and mitigations required due to the presence of great crested newts.
5. The proposed discharge rate is unclear within the drainage strategy. Given that QBar greenfield runoff rate is 1.9l/s and that WSCC policy is to restrict discharge rate to greenfield QBar where possible, even for brownfield sites I would request that the discharge is limited to 2l/s. This is the minimum rate we accept due to the risk of blockage at lower rates.
6. 40% climate change allowance must be applied to design, not just used as a sensitivity test.
7. As surface water will be directly interacting with groundwater it must be demonstrated that sufficient treatment is achieved prior to discharge to the pond.
8. Infiltration testing was completed at significant depths (3m) this was well within groundwater. Attempts to extrapolate from the initial parts of testing are unacceptable. Shallow infiltration testing in the winter must be completed at depths above the maximum recorded ground water level. It may be that shallow infiltration techniques such as permeable paving can be utilised on site.

I believe a meeting on site would be beneficial to understand the existing pond arrangement.

When the applicant comes to submit a discharge of conditions application I would recommend they complete our surface water drainage checklist <https://www.arun.gov.uk/drainagechecklist>.

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

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Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 15 April 2019 16:36

To: Land Drainage

Subject: Planning Consultation on: AL/33/19/RES

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

**Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 6**

Approval of Reserved Matters Following Outline Approval

APPLICATION NO: AL/33/19/RES

Registered: 12th April
2019

Site Address: Barnside Hook Lane Aldingbourne PO20 3TE

Grid Reference: 493402 104688

Description of Works: Approval of reserved matters following the consent of
AL/8/16/OUT (APP/C3810/W/16/3155330) for the erection of
14 No. dwellings with associated access, parking, landscape &
open space.

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 17-MAY-19.**

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 01903 737874.

Regards

Planning Officer

consultee_email
