



From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 14 June 2022 13:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/39/22/OUT

Engineers Comments Regarding Surface Water Drainage

The applicant has supplied a drainage strategy and flood risk assessment to support this application. Within it they propose to drain surface water from the site via soakaways located in the rear gardens of each proposed property and permeable paving in the access road and driveways. A high level drainage strategy has been produced, this is based upon assumed infiltration rates. No site specific groundwater monitoring or infiltration testing has been undertaken at this stage. Both will be required to support the detailed design to ensure flooding is not increased on site or offsite as a result of the proposed development.

The site is located in the outer groundwater protection zone (2) and therefore the EA will need to be consulted on the detailed design if infiltration is proposed. Irrespective of EA comments It is expected that infiltration should be kept as shallow as possible in this zone.

The geology of the site is likely to make infiltration the most suitable way of draining the site and I do not foresee infiltration not being viable, therefore I am happy for the detailed design to be handled via condition if you are minded to approve the application. However, in the unlikely event that infiltration is not viable then there are no obvious ways of draining this site other than the foul sewer. The applicant should be aware that we vigorously oppose any proposed connection of surface water to the foul sewer, particularly within the Lidsey Treatment Catchment which this site is located within. If infiltration is not viable, discharging the suggested conditions will be challenging.

The planning officer should be aware that there is an area in the south western corner of the site which is susceptible to surface water flooding. There should be no alterations to the levels of the site in this area as this could increase flood risk on neighbouring property.

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.

PCENG D2

"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 groundwater monitoring to establish highest annual ground water levels and 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:

INFORMD

"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 infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>, on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 45%).

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 groundwater table in support of the design. The applicant is advised to discuss the extend of ground water monitoring with the council's engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application."

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

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 20 April 2022 13:24
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: AL/39/22/OUT

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/39/22/OUT
Registered: 20th April 2022
Site Address: Land to South of Dukes Road Fontwell Arundel BN18 0SP
Grid Reference: 494824 107404
Description of Works: Outline application with some matters reserved (appearance, landscape and scale) for the erection 9 No. residential dwellings.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 20th May 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://acp.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

Amber Willard

Planning Officer- Arun District Council

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