

From: Laura Gibbons
Sent: 26 October 2018 13:39
To: Planning.Responses
Cc: David Easton
Subject: AL/44/18/RES: Oldlands Farm

Engineers Comments Regarding Surface Water Drainage

The decision for AL/58/15/OUT contained conditions 18, 21 and 22 which require the approval at Reserved Matters Stage of the surface water drainage scheme and its proposed maintenance regime. Based on the supplied documents I have no objection to the Reserved Matters application. Development should occur in line with the submitted drainage proposals.

Below is a commentary on each relevant condition within the decision notice of AL/58/15/OUT.

Condition 18

“Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to condition 9 (layout) shall include details and plans which show that sufficient space has been allowed for the maintenance of Oldlands Farm Ditch. The details shall include timing and phasing arrangements and the details approved by the condition shall be carried out in full accordance with the approved timing and phasing arrangement.

Reason: To reduce the risk of flooding to the proposed development and future users.”

Formal consent to culvert a section of Oldlands Farm Ditch has not been obtained to date. However, plans have been provided which detail the proposed site layout including the areas around the ordinary watercourse. I therefore recommend that condition 18 is discharged and development occurs in accordance with the layout plan (1620003993-RAM-0500-02-DR-CR-00001-P07) and Condition 20 remains which covers these outstanding issues.

Condition 20

“The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.”

We have received plans for the construction of a culvert along Oldlands Farm Ditch (1620003993-RAM-DR-CB-00003-P02 and 1620003993-RAM-DR-CB-00004-P01). Plans also include for the infilling of three ordinary watercourses and the construction of a new watercourse. Ordinary Watercourse Land Drainage Consent has not been obtained to date for the following three activities: Culverting of oldlands farm ditch; infilling of ditches and construction of new ditch; and the proposed outfalls to Oldlands Farm Ditch. This condition will be reviewed and discharged following a formal discharge of consent application.

Condition 21

“Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition 9 (layout) shall include full details of the maintenance and management of the SuDs system which shall be set out in a site-specific maintenance manual. The manual shall include

details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SuDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure the efficient maintenance and ongoing operation of the SuDs system and to ensure the best practice in line with guidance set out in 'The Suds Manual' CIRIA publication ref: C697 Chapter 22'."

The supplied drainage strategy (*3993-P2-RAM-500 - Oldlands Phase 2 Drainage Strategy_051018*) includes details of the maintenance arrangements for the surface water drainage scheme. This strategy is in line with best practice guidance and acknowledges the responsibility of the landowner to maintain Oldlands Farm Ditch. I therefore recommend that Condition 21 is discharged.

Condition 22

"Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition 9 (layout) shall include full details of a proposed surface water drainage scheme. 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, the recommendations of the SUDS Manual produced by CIRIA.

No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion."

The development is to be drained via attenuation and controlled discharge to Oldlands Farm Ditch at a rate less than the greenfield runoff rate. Infiltration was not possible due to the fact that the site is being raised via made ground and the underlying ground conditions.

Attenuation is to occur within underground tanks and ponds at various locations within the site, there are numerous flow control points within the surface water network to ensure that the water is contained within the site for the 1 in 100 year plus climate change allowance event. Calculations have been submitted (*SW Microdrainage design output 181017* and *3993-P2-RAM-500 - Oldlands Phase 2 Drainage Strategy_051018*) which demonstrate that no flooding occurs for the 1 in 100 year plus climate change event.

Three ordinary watercourses are to be infilled within the site and a new watercourse is to be created which adequately compensates for the storage potential lost.

I recommend that condition 22 is discharged as the submitted documents demonstrate that the hierarchy for sustainable drainage has been followed and the proposed drainage should adequately drain the site. Development should occur in accordance with the following documents: *1620003993-RAM-0500-02-DR-CR-00001-P07*, *1620003993-RAM-0500-02-SC-CR-00001-P05*, *1620003993-RAM-0500-02-SD-CR-00004-P02*, *1620003993-RAM-0500-02-SD-CR-00001-P01*, *1620003993-RAM-0500-02-SD-CR-00002-P01*, *1620003993-RAM-0500-02-SD-CR-00003-P03*, *1620003993-RAM-DR-CB-00003-P02*, *1620003993-RAM-DR-CB-00004-P01*.

Regards,

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