

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 30 October 2019 15:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AL/51/19/PL Springfield, Hook Lane, Aldingbourne

Further Drainage Engineer consultation comments

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 30 October 2019 15:25
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: [REDACTED]
Subject: RE: AL/51/19/PL Springfield, Hook Lane, Aldingbourne

Hi Simon,

I have had a look through the documents and correspondence as requested. Whilst I am not satisfied that the applicant has addressed Laura's concerns, I am confident that the applicant will be able to determine a suitable surface water drainage strategy within the proposed layout. This is not to be interpreted as an approval of the proposed drainage scheme, rather that I am happy for the scheme and details to be handled via the conditions that Laura proposed.

I would like to highlight the following points to the applicant in the hope that if they address these before applying to discharge conditions it will expedite the process.

1. A full winter's (November to March inclusive) groundwater monitoring will need to be completed on the site in order to establish peak groundwater.
2. Further infiltration testing will need to be completed in accordance with BRE365 to a depth above the highest recorded groundwater. For a development of this size we would expect a minimum of 5 trial pits, evenly distributed across the width and length of the plot. The infiltration tests that have been completed are not sufficient in number or to an appropriate depth, particularly given that Laura had already stated that groundwater was expected to be high in the area. In addition the infiltration rate f , is given as "#DIV/0!".
3. The surface water drainage strategy for the site will be dictated by the results of the testing and the hierarchy of preference for different types of surface water drainage disposal systems as per condition **PCENG D2** below. Therefore if infiltration is viable to a shallow depth then this shall be prioritised over attenuation.
4. If necessary the council will consider a hybrid solution to maximise infiltration potential.
5. We do not support pumping as it is not a sustainable solution, therefore every effort will have to be made to establish a gravity solution if attenuation and discharge is used.
6. Depending on the results of the groundwater monitoring it may be necessary to provide a counter to buoyancy in any attenuation solution.
7. The applicant is reminded that all houses, fences and walls must be kept at least 3m from the top of the bank of the watercourse on the northern boundary of the site.

If the applicant would like any more information, then 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 here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

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. (As per Laura's previous correspondence).

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:

INFORM D

"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 percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and 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. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

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 here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

PCENG D3

"The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site. "

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. And 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. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

And the accompanying informative:

INFORMD2

"Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse."

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.

ENG1

"Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained 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.

Kind Regards

Sarah Burrow

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 30 October 2019 13:27
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Subject: FW: AL/51/19/PL Springfield, Hook Lane, Aldingbourne

Hi Sarah,

Please see below and attached for your consideration on this application. I also attach Laura last consultation response. Please provide comments when you are able to.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |

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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Kerry Simmons [REDACTED]
Sent: 28 October 2019 16:32
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: AL/51/19/PL Springfield, Hook Lane, Aldingbourne EMAIL 1 of 2

Dear Simon,

I am emailing to submit a substitute site plan showing the re-position of Plots 2, 3 and 4 together with the re-siting of the proposed garages and parking as well as minor re-positioning of plots 5 -10 in order to achieve adequate protection of the existing mature trees along the northern boundary to ensure their retention and protection. The amended Tree Retention and Protection Plan shows that the proposed siting of Plots 2, 3 and 4 would now achieve the required protection measures and would provide the Council with a means of securing the retention of the existing landscape on the northern boundary by imposing a landscape protection condition. We trust the revised layout plan and updated Tree Retention and Protection Plan addresses the concerns raised by the Council's Tree Officer.

Drainage: Please also see attached the BRE365 drainage tests which confirm soakaways are unacceptable. Under separate cover I will forward the drainage strategy that was agreed with Laura Gibbons before she left on the proviso that soakaways could not be achieved (which they cannot). It follows the exact same principles as Barratt have adopted for the northern site. The project drainage engineer is attempting to touch base with the Council's new engineer, but this has not happened yet. We would be grateful if you could consult the drainage engineer on the additional drainage information.

I trust this is of assistance at the stage and would be grateful if we could agree an extension of time.

I look forward to hearing from you n due course.

Kind regards,
Kerry

Kerry Simmons MA MRTPI
Partner

[REDACTED]



RIBA



BTPI

PLANNING

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[REDACTED]