

From: Simon Davis
Sent: 12 July 2018 10:04
To: Planning.Responses
Subject: FW: Sack Lane, Lidsey, West Sussex - Planning Application No. AL/60/18/DOC

Further drainage response

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Laura Gibbons
Sent: 12 July 2018 09:57
To: 'Stephen Penfold'
Cc: Simon Davis; 'Richard Atkinson'; 'Sue Frodsham'
Subject: RE: Sack Lane, Lidsey, West Sussex - Planning Application No. AL/60/18/DOC

Hi Steve,

The plans show that you are planning on attenuating surface water on site and then pumping this to discharge to the ditch, which is off site. Please investigate infiltrating surface water on site, i.e. use of a soakaway (set at least 5m away from any building) instead of the attenuation tank. If this is located appropriately it would remove the need for pumping and discharging to the ditch.

I note that the red line site boundary shown on the drainage layout plan is significantly different to that submitted as part of the original planning application. Please correct this on the drainage layout.

As I stated on the phone previously the requirement for winter groundwater testing was part of the original condition which was applied before the winter, therefore the applicant has had ample opportunity to have completed this already to facilitate development now. The DOC cannot be discharged until a fully worked drainage scheme is submitted based on winter groundwater monitoring and infiltration testing. The condition is pre-commencement as stipulated.

Regards,

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

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: [REDACTED]
Sent: 11 July 2018 11:02
To: Laura Gibbons
Cc: Simon Davis; 'Richard Atkinson'; 'Sue Frodsham'
Subject: RE: Sack Lane, Lidsey, West Sussex - Planning Application No. AL/60/18/DOC

Hi Laura,

Thank you for getting back to me so promptly.

With regard to your further queries, I would reply as follows:-

1. Neither ourselves or the applicant want install any pumps. The purpose of incorporating these is simply to raise the discharge levels above any elevated winter groundwater levels, which it will do.
2. Surface water is being discharged via infiltration through the drainage trench.
3. See below.
4. Surface water is controlled through a hydrobrake installed through manhole SWMH 05, limiting flow to 5 l/s, as stated on our drawing no. 18094/100'B'.

With respect to point 3, I completely understand your comments regarding winter groundwater monitoring, however as you will understand, this cannot commence now until 21.12.18, going through to 21.03.19. As you will appreciate, this means the project cannot commence on site until after this time, as the relevant planning conditions in connection with the underground drainage cannot be discharged, which is very disappointing from the applicants viewpoint.

As the main outstanding points you raise in connection with the drainage design concerns the winter groundwater monitoring levels and the infiltration rates during this period, provided you are satisfied with all the remaining aspects of the drainage design, could I suggest the applicant is permitted to make a commencement on site, fully understanding that this additional geotechnical information must be obtained, design amended as necessary and obviously approved by yourselves, prior to any occupation of the new buildings?

If monitoring indicates winter groundwater levels are very high, then we will have no option but to adopt the last resort of pumping, as indicated on our drawing no. 18094/100'B', as this is the only method to raise discharge levels above it. Similarly, if further winter infiltration testing shows the values used in the design submitted are too low, then the size of the drainage trench and drainage field can be increased within the site boundaries.

I appreciate this is probably more a planning query rather the drainage query, although obviously requires your valued input, hence I have copied this e-mail to Simon Davis.

I would hope that Arun District Council would look to assist the applicant to commence work on this much needed housing project.

Regards

Steve Penfold
For and on behalf of STEPHEN PENFOLD ASSOCIATES LIMITED

From: Laura Gibbons [mailto:Laura.Gibbons@arun.gov.uk]
Sent: Wednesday, July 11, 2018 9:15 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Sack Lane, Lidsey, West Sussex - Planning Application No. AL/60/18/DOC

Hi Steve,

Thank you for sending through the revised designs. Glad to see that you are taking steps towards containing the water on site. However I have numerous concerns regarding the plans, as follows:

- Pumping is not a sustainable solution. This is a last resort measure that I feel there is currently insufficient justification for.
- Why can the surface water not be discharged via infiltration? Foul water final effluent is being infiltrated. Why not the surface water? This would remove the need for the surface water pumping.
- Winter infiltration testing is required to appropriately size the drainage. And winter groundwater monitoring is required to ensure invert levels of infiltration structures are set above the groundwater level.
- There is no detail demonstrating how the discharge of surface water is controlled. I.e. hydrobrake, orifice, pumping rate.

Regards,

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

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: [REDACTED]

Sent: 10 July 2018 09:45

To: Laura Gibbons

Cc: Simon Davis; 'Richard Atkinson'; 'Sue Frodsham'

Subject: Sack Lane, Lidsey, West Sussex - Planning Application No. AL/60/18/DOC

Hi Laura,

Further to our e-mail correspondence last week, please find attached a copy of our revised drawing no. 18094/100'B', showing the amended underground drainage proposals for the above. I also attach further copies of our drawing no.'s 18094/101 and 102 showing drainage and pavement construction details.

In response to the queries raised in your e-mail of 05.07.18, I would advise as follows:-

1. All drainage has been moved onto the 'site' as defined by the red lines shown on the planning drawings.
2. All discharges into the ground have been raised to as high as can practicably be achieved on site using pumps and outside areas indicated at 'medium' risk of flooding from surface water flooding, as shown on the EA's flood maps. In our opinion, this should negate the need for any winter groundwater monitoring, as the drainage cannot physically be lifted any higher on the site.
3. The percolation test results obtained are indicative of soil with poor drainage characteristics as was expected and this is reflected by the large trench soakaway and drainage field designed. In our opinion and from our experience, they are satisfactory for sizing the trench soakaway and drainage field, without the need for further 'winter' percolation testing. If however you insisted on 'winter' percolation testing, this can be done in due course at a later date. If either soakaway trench and drainage field proved to be undersized, they can simply be extended within the defined site area.
4. I do not know if you received our construction details on drawing no.'s 18094/101 and 102 previously, however these show details for the proposed pavement constructions, including all the permeable paving.

Please could I ask you to review the attached amended proposals and if you have any further queries, to let me know.

Regards

Steve Penfold

For and on behalf of **STEPHEN PENFOLD ASSOCIATES LIMITED**

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