

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 July 2018 09:42
To: Planning Scanning
Subject: FW: Sack Lane, Lidsey, West Sussex - Planning Application No. AL/60/18/DOC

From: Simon Davis
Sent: 18 July 2018 10:43
To: Planning.Responses
Subject: FW: Sack Lane, Lidsey, West Sussex - Planning Application No. AL/60/18/DOC

Further drainage comments

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

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From: Laura Gibbons
Sent: 17 July 2018 16:01
To: 'Stephen Penfold'
Cc: Simon Davis; 'Richard Atkinson'; 'Sue Frodsham'
Subject: RE: Sack Lane, Lidsey, West Sussex - Planning Application No. AL/60/18/DOC

Steve,

The condition is pre-commencement, the design of the surface water drainage system may have further implications on other aspects of the development. It isn't simply a pump or not pump question.

The proposed development is not in excess of 5 properties so we do not require groundwater monitoring October through to March inclusive. However, we do require some monitoring, the exact requirements of which vary per site when fewer than 5 residential properties are proposed. For this site, I would like to see monitoring completed 21.12.18 to 21.03.19. And then infiltration testing completed at appropriate levels based on these results (i.e. base of test pit above maximum recorded ground water level).

Your testing was completed outside of the winter, and I would therefore be surprised to see groundwater lower than this. However, we would use the maximum recorded ground water level as a basis for design.

Groundwater monitoring results from the site will be used.

As I have stated before the site is within a surface water flood risk zone. Pluvial flooding can cause as much damage as fluvial flooding. The requirement for winter groundwater monitoring and infiltration testing is standard on all developments of two properties or more within Arun District, and furthermore it is a requirement for any increase in building area within the Lidsey Catchment, which your site is within. These conditions were applied before the winter and therefore sufficient warning was given.

Regards,

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

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,

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From:
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n

Penfold [REDACTED]

Sent: 12 July 2018 12:29

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,

Thanks for your e-mail, the contents of which are noted.

With regard to the site boundary, there is clearly some confusion regarding this. I attach copies of Richard Atkinson's latest site and location plans, on which our drainage layout has been based. As you can see, the drainage trench for the storm water is within the site boundaries shown on these drawings.

I do note however, that the site boundaries on these drawings differ from those shown to those on your planning file.

By copying this e-mail to both Richard Atkinson and Simon Davis, I would ask if they could please check to see which drawings are indeed correct and applicable to this planning application, so that this point can be confirmed.

Regarding your comments on winter groundwater monitoring and infiltration testing, I note your comments and those of Simon Davis's subsequent e-mail, which are extremely disappointing. Purely from an engineering viewpoint, a decision as to whether pumps are/are not required, as well as the final size of the drainage field/trench, are relatively simple decisions which I would hope could be agreed between two engineers in due course, rather than prevent work from commencing.

To ensure we provide you with groundwater monitoring information which will be acceptable to yourself, please could I ask you to clarify the following points:-

- (i) Will you be looking for us to provide you with the results from the full period of winter monitoring, i.e. 21.12.18 to 21.03.19, or will you be satisfied for us to use the results undertaken after just one month of winter monitoring, i.e. 21.12.18 to 21.01.19?
- (ii) What if we have a dry winter this coming year and winter groundwater levels are lower than those identified in Constructive Evaluation's ground investigation report undertaken this year? Will you want us to use the higher groundwater levels from the two sets of monitoring results, or will you require further winter groundwater monitoring extending into 2020?
- (iii) What if the winter groundwater monitoring we obtain on this site differs notably to that recorded in any of your nearby historical groundwater monitoring wells? Will you accept our results and if not, what will you expect us to use for design purposes?

From the small list above, you can see there are numerous questions which can be raised in connection with your requirement for winter groundwater monitoring, all of which simply prevent the applicant commencing work. If the site was in a Flood Zone 2 or 3, I could more understand your position on this matter.

Regards

Steve Penfold

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

From: Laura Gibbons [REDACTED]
Sent: Thursday, July 12, 2018 9:57 AM
To: 'Stephen Penfold' <[REDACTED]>
Cc: Simon Davis [REDACTED]; 'Richard Atkinson' [REDACTED]; 'Sue Frodsham' [REDACTED]
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: Stephen Penfold [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**