

Sent: 09 August 2011 12:57
To: Planning.Responses
Subject: RE: Planning Consultation on: AL/70/11/
 Engineer's response:

Scheme for disposal of foul water:

Full details of the proposed foul water drainage scheme have to be submitted to and approved in writing by the Local Planning Authority.

No building shall be occupied until the foul water drainage works have been implemented in accordance with the agreed details.

The approval of Southern Water is required before connections can be made to the public sewers.

Scheme for disposal of surface water:

Full details of the proposed surface water drainage scheme have to be submitted to and approved in writing by the Local Planning Authority.

The design should consider SUDS (Sustainable Drainage Systems) and follow the hierarchy of preference for different types of surface water drainage systems as set out in Approved Document H of the Building Regulations, the recommendations of PPS 25 and the SUDS Manual produced by CIRIA.

Prior to commencement of the development, details of the maintenance and management of any SUDS is to be set out in writing in a site specific maintenance manual. This manual shall include details of financial management and arrangements for the replacement of major components where appropriate at the end of the manufacturers recommended life span. The manual is to be submitted to and approved in writing by the Local Planning Authority.

Any SUDS construction that is to be maintained by a private company will require independent validation after construction to confirm compliance with the approved drawings, specification and good practice. Where appropriate, adequate land allocation will have to be designated for the provision of SUDS systems prior to the layout of the development being approved.

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location of the proposed structures. The percolation tests and design must be carried out in accordance with BRE 365, and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the highest recorded groundwater table. It must also have provision to ensure that there is capacity in the system to contain below the lowest ground level the 1 in 100 year event plus 30% on stored volumes. The highway drainage network is normally designed for flows to be contained within the system for the 1 in 30 year return period, flow paths must be analysed during exceedance and managed for events up to the 1 in 100 year period + 30% to ensure an acceptable freeboard for temporary flood areas below floor levels.

Any SUDS or soakaway design must be based on adequate groundwater monitoring data to determine the typically highest annual groundwater table in support of the design. Typically, this will require 6 months ground water monitoring to be carried out between October and March inclusive.

The rate of surface water runoff from the site should not be increased as a result of the development. Runoff rate from the development should be attenuated where necessary to match or better the 1 year return period greenfield rate plus 30% climate change and 100 year return period greenfield rate plus 30% climate change. Greenfield runoff rates should be calculated using Institute of Hydrology Report 124 (IH 124). We note the intention to reduce surface water discharge rates to zero if possible.

The surface water drainage scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

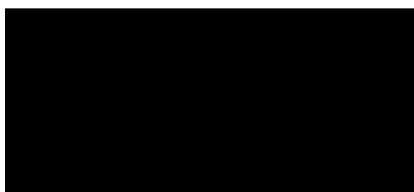
No building shall be occupied until the surface water drainage works have been implemented in accordance with the agreed details.

Watercourses:

Formal consent will be required, in writing, from the Environment Agency for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse.

The development layout shall make allowance for the future access to and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site, details to be submitted to and approved in writing by the Local Planning Authority.

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. Future riparian responsibilities will need to be clearly allocated and details provided to the Planning Authority.



From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 11 July 2011 12:01

To: Brian Holland

Subject: Planning Consultation on: AL/70/11/

To: **Engineering Services Manager**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: AL/70/11/

Registered: 02-JUL-11
Site Address: Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

Grid Reference: 494118 104209

Category: Plan Applicat'n

Description of Works: Outline application for demolition of all existing buildings and replacement with 940 square metres of B1 commercial development together with associated service area parking for 40 vehicles and landscaped amenity space

The Council have received the above planning application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by replying to this email by 11-AUG-11. You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

PLEASE BE AWARE THAT THE SYSTEM WILL BE DOWN FROM 12 NOON ON MONDAY 4TH JULY UNTIL THE AFTERNOON OF TUESDAY 5TH JULY DUE TO ESSENTIAL UPGRADING WORKS. APOLOGIES FOR ANY INCONVENIENCE THIS MAY CAUSE.

Please be aware that any comments you may make will be available on our website.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr N Crowther who can be contacted on telephone number 01903737500 Ex 37839.

Thanking you in anticipation

Regards

consultee_email
