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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 11 August 2021 11:34

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Brenda Louisy-Johnson <Brenda.Louisy-Johnson@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Subject: RE: Planning Consultation on: AL/81/21/PL

Engineers Comments Regarding Surface Water Drainage

I wish to make an **objection** to this application, the basis of which is the proposal to pump surface water to the foul water sewer in Oak Tree Lane (within the Lidsey Treatment Catchment). This is considered unsustainable and may increase the risk of foul water flooding/pollution off site. The risk of pump failure will also increase the risk of surface water flooding onsite. The proposals are in contradiction of a number of adopted local Policies and the NPPF, these are outlined below.

1. National Planning Policy Framework, July 2021 (referred to as NPPF) [National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](#)
2. Arun Adopted Local Plan, 2018 (referred to as Local Plan) [Our Local Plan | Arun District Council](#)
3. West Sussex County Council Policy for the Management of Surface Water, 2018 – Adopted June 2019 (referred to as WSCC SUDS Policy) [Our Local Plan | Arun District Council](#)
4. Lidsey Surface Water Management Plan, 2014 (referred to as Lidsey SWMP) [np-1 lidsey swmp final.pdf](#)

The application site is located in the Lidsey Treatment Catchment. “Communities within the catchment area of Lidsey Waste Water Treatment Works (.... Woodgate...) have been experiencing foul water flooding of roads and property which has led to the pollution of watercourses. This is assumed to be caused by the sewerage system

being overloaded, as a result of groundwater infiltration and **surface water inundation** of the sewerage system, which compromises its functioning, as it is not designed to accept surface water which should be dealt with by appropriate land drainage.” [Local Plan, para 18.2.6].

“West Sussex County Council, in partnership with Southern Water, Arun District Council, the Environment Agency and Local Groups, have undertaken a Surface Water Management Plan (SWMP) for the Lidsey WWTW catchment area, in order to identify the key reasons for these events and to identify measures to help reduce or resolve them.” [Local Plan, para 18.2.7.]

The referenced Lidsey SWMP identified that the planning authority (ADC) should “prevent and reduce surface water runoff from entering the combined and foul sewer system through the adoption of SuDS techniques.” [SO1, page 168]. The Local Plan Policy W DM 2 states that “All development proposals must take account of relevant Surface Water Management Plans, [...]”

The applicant in this case has undertaken groundwater monitoring and infiltration testing which has shown that infiltration as a means of surface water disposal is not viable (due to high groundwater).

The hierarchy for sustainable drainage states that if infiltration is not viable then discharge to a watercourse should be investigated, followed by discharge to a surface water sewer, and then a combined sewer “where there are absolutely no other options” [WSCC SUDS Policy 1].

The applicant appears to have made no attempt to investigate a gravity connection to either open or culverted (piped) watercourses to the east or south of the site, assumably as this will require permission from adjacent landowners for the connecting pipes to cross their land.

Instead they have submitted a drainage strategy which proposes to pump surface water to the foul sewer. Irrespective of that foul sewer location (within the Lidsey Treatment Catchment), WSCC SUDS Policy states that “Surface water must not be discharged into the foul sewer system.” [para 5.2.6 relating to SUDS Policy 1]. However, in this particular location, the addition of surface water to the foul sewer is likely to increase sewer flood risk to properties/roads and increased pollution to watercourses within the Lidsey Treatment Catchment. To do so would be in contradiction of WSCC SUDS Policy 2

WSCC SUDS Policy 3 also stipulates that “pumps should therefore not form part of drainage schemes.” This is to mimic natural flows and drainage flow paths, an important aspect of SUDS design. The use of pumps is not considered to be sustainable due to the risk of failure and consequent increased risk of onsite surface water flooding as a result of such failure. The WSCC SUDS Policy emphasises that; “Working with existing natural gradients also avoids any reliance on pumped drainage, with its associated energy use and failure risk.” [5.3.6].

The increased flood risk both off site and onsite as a result of the proposed surface water drainage strategy is in direct contravention of WSCC SUDS Policy 2 and arguably NPPF paragraph 167.

By not fully investigating the option of discharging surface water via a gravity solution to a watercourse, the applicant is not following the hierarchy for sustainable drainage, this does not meet the requirements of the Local Plan Policy W DM3 part f, or approved Document H of the Building Regulations or WSCC SUDS Policy 1.

Finally, if it is found that a draining surface water by gravity to a watercourse is not possible, leaving discharge to the foul sewer as the only option we would sustain our objection with the justification that the proposed development is not appropriately located within the district, and that approving the development would likely lead to increased risk of sewer flooding/pollution (Local Plan Policy W SP1 part a and b).

In order to overcome our objection the applicant will have to fully investigate and design a gravity solution to drain surface water from the site to an appropriate open or culverted watercourse. This is likely to require an extensive period of investigation, negotiation and design, and due to the timescales involved **it is recommended that the application is either withdrawn or refused.**

Nonetheless if you are minded to approve the application despite our objection, I would ask that the following conditions are applied so that we can work with the applicant to minimise the flood risk that will likely be increased by approval of the development:

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 event plus 40% on stored volumes (allowance for climate change) 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 storm event plus 40% on stored volumes. 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 Council on Arun District Councils website. A surface water drainage checklist is available 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 and in accordance with current policies. No construction is permitted, which will restrict current and future landowners 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:

INFORM D2

“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 (NB. Used where a development consists of 5 or more properties)

"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.

Kind regards

Sarah Burrow

Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk

Current working pattern: Monday 8am-2:30pm, Tuesday 8am-5:30pm, Wednesday 8am-5pm, Thursday 8am-5:30pm, Friday 8am-11:30am.

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 24 June 2021 16:47

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: AL/81/21/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: **AL/81/21/PL**

Registered: 21st June 2021
Site Address: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU
Grid Reference: 494104 104244
Description of Works: Demolition of existing building & erection of 5 No houses comprising 1 No 4-bed detached, 2 No 4-bed link detached & 2 No 3-bed detached houses with associated access & parking (resubmission following AL/72/19/PL). This site is in CIL Zone 1 & is Zero Rated.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 29th July 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

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

Yours sincerely

James Cross

Planning Officer- Arun District Council

Telephone: 01903 737784

Email: james.cross@arun.gov.uk

PLCONSULT (CDB) 2020