

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 12 December 2019 11:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Subject: RE: Planning Consultation on A/165/19/DOC

Comments on surface water drainage proposals in respect to conditions 14, 15 ,16 & 18;

1. The applicant appears unaware that a culverted watercourse that runs along the western boundary, please provide the following on your drawings so further comments can be made;
 - a) A plan showing its location.
 - b) Position/photos of any existing manholes on the culvert adjacent the site including immediately upstream/downstream.
 - c) Manhole/culvert invert levels/cover levels.
 - d) Pipe diameter/material.
 - e) An internal CCTV survey inspection.
 - f) Proposed finished levels above the culvert.
 - g) No new tree planting to be undertaken in the vicinity of the culvert – this needs to be made clear on the drawings.
2. Provide a fully detailed foul drainage proposals plan.
3. In terms of groundwater monitoring, there appears to be a lack of data for a site of this size ie. WS04 was the only borehole monitored. I would like to see further winter monitoring carried out in WS01 which is the lower section of the site. I suggest this is implemented immediately and monitored accordingly. The extent of monitoring will need to be agreed.
4. The percolation testing was carried out in October 2018 which does not fulfil our requirements in terms of winter testing. Therefore, further infiltration testing will be required ,in say January, at the location and depth of the proposed infiltration structures. These must be in strict accordance with BRE365. Undertaking testing within boreholes does not meet this criteria. It is noted that TP02 failed to infiltrate sufficiently, so more detailed investigations/testing will be required in that area. It is strongly recommended that the applicant agrees the location/depth of the test holes, before actioning.

Until such time that items 3 and 4 have been resolved, it is not possible to comment in any great detail on the proposals. However, I have suggested some requirements below that need to be considered;

5. Whilst permeable paving is likely to be the way forward, due to the lie of the land, the design will need to ensure that water does not all run to the lower end of the site via the sub base, so the paving will need be compartmented to ensure that water is contained within each structure. This arrangement will need to be fully detailed in terms of construction details and proposed finished/bed levels and supported by storage/infiltration calculations for each section. Please note that on the example calculation sheets, a porosity value of 0.95 has been used – Whilst this is acceptable for permavoid blocks, granular stone should be 30%, so the calculations will need to reflect the construction of each specific section of permeable paving. Where stone is to be used, this is to be type 3 material (of specified grading/no fines) wrapped in a permeable membrane.

6. The roof drainage should discharge into the permeable paving via diffuser block units rather than a perforated pipe network. Please also ensure that the diffuser units are kept at least 5 metres from buildings.
7. The drainage layout will need to be fully detailed in terms of cover levels/invert levels/pipe diameters/pipe materials/pipe gradients, etc.
8. Full construction details of manholes/pipe bedding/diffuser units, etc will be required.
9. Sump manholes will be required immediately upstream of all diffuser units.
10. The maintenance manual will need to take the form of a more formal manual, rather than form part of technical note. This will need to include details of how the management company will be funded. The frequency and nature of maintenance for each suds component (in accordance with that detailed in the suds manual C753) needs to be included in table format so that it is clear to the management company as to what is required, rather than just making reference to chapters in the suds manual. The suds components, not only need to consider the permeable paving, but also the maintenance of pipes/manholes/diffuser units. The future maintenance of the culverted watercourse on the western boundary should also be included. Please note that the approved drainage drawings/calculations will need to be incorporated within the manual.

As a result of the above, I cannot recommend the discharge of conditions 14, 15, 16 & 18.

Regards

Paul Cann
Principal Engineer (Drainage)

Paul Cann | Principal Engineer (Drainage), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Arun is Working in Partnership with Chichester District Council



Save the environment - think before you print.

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 22 November 2019 18:04

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

Subject: Planning Consultation on A/165/19/DOC

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: A/165/19/DOC

Registered: 21-NOV-19

Site Address: The Laurels Dappers Lane Angmering BN16 4EN

Description of Works: Approval of details reserved by condition imposed under ref A/74/18/OUT relating to Condition Nos 4 - acoustic, 5 - external lighting, 7 - contamination, 12 - hedgerows, 14 - surface water

drainage, 15 - discharge of flows, 16 - SuDs and 18 - watercourse or culvert.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 6th December 2019.

www.arun.gov.uk/planning

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.

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 Mrs A Gardner who can be contacted on telephone number 01903 737529.

Thanking you in anticipation

Planning Case Officer
Arun District Council

post_con_email
