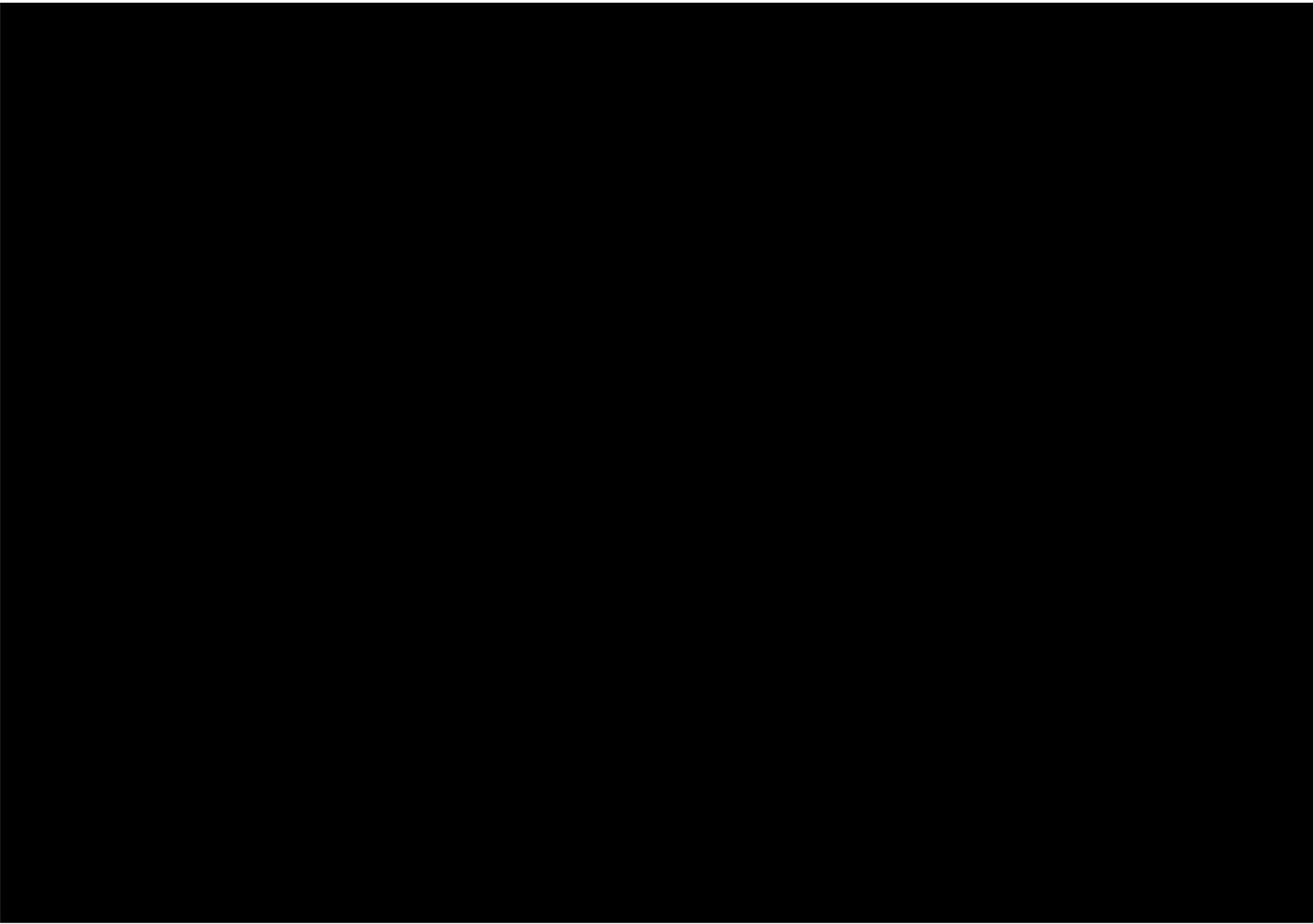




From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 09 December 2021 17:39

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

Cc: Amy Myer <Amy.Myer@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Subject: RE: Planning Consultation on: A/227/21/OUT

Engineers Comments Regarding Surface Water Drainage

The application documents include a Drainage Strategy Report. This strategy outlines that infiltration is not proposed due to the anticipated ground conditions. On site infiltration tests must be completed. Furthermore, we require winter groundwater monitoring to be completed even if infiltration is not proposed. This is to ensure that potential effects of floatation are appropriately mitigated in design.

The drainage strategy also appears to contradict itself. Within the text, the strategy states that it is proposed to construct a 'seepage trench' into which runoff will be discharged. The strategy appears to be to allow the trench to fill and then spill overland towards the watercourse. The same feature is shown on the Arboricultural Impact Assessment Tree Protection Plan. This is in contrast to drawing D1991-PL301 which shows surface water being discharged at a restricted rate to a swale which conveys water to the watercourse north of the site boundary.

We would not consider approving a strategy which allows unrestricted flow of surface water to travel overland through third party land to the watercourse. If an overland conveyancy feature like the swale is proposed then the text and Tree protection Plan need to be adjusted to make this clear. Please consult the Tree Officer regarding the placement of a pipe, swale, or seepage trench within the root protection areas that are shown.

If it is proposed that surface water will be drained to the watercourse then we would also need to see that the applicant has permission from the third party landowner to undertake and permanently install works on their land in order to do so. The applicant will also need to apply for Ordinary Watercourse Land Drainage Consent.

If permission is not granted by the landowner and infiltration is found to not be viable there is a risk that a sustainable drainage solution will not be found.

Therefore I wish to lodge a holding objection to the application. In order to overcome my objection the inconsistency between the documents must be rectified. Evidence of agreement from the third party landowner to a pipe/ditch/swale on their land connecting the surface water drainage system to the north must also be provided. In addition I would need to see a worst case drainage layout, with a discharge rate of 2l/s, which clearly shows how water could be conveyed to the watercourse without incurring on any tree root protection areas, or agreement from our Tree Officer that any necessary incursion may be acceptable.

However, if you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

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 [Drainage Planning Consultations | Arun District 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:

INFORMD2

“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.”

PCENGD4

“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.

Sarah Burrow
Engineering Assistant, Engineering Services

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E: sarah.burrow@arun.gov.uk

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

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 03 November 2021 10:49
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: A/227/21/OUT

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No: A/227/21/OUT
Registered: 3rd November 2021
Site Address: Wilmington Arundel Road Angmering BN16 4ET
Grid Reference: 506710 105511
Description of Works: Outline application with all matters reserved (except access) for the erection of 7 No residential dwellings, vehicular & pedestrian access. This application is a Departure from the Development Plan.

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 2nd December 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://app.planninginspectorate.gov.uk/> 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

Amy Myer

Planning Officer- Arun District Council

Telephone: 01903 737776

Email: amy.myer@arun.gov.uk

PLCONSULT (GOB) 2020