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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 31 August 2021 11:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: A/26/21/RES

Engineers Comments Regarding Surface Water Drainage

We note that the applicant has stated that drainage information is not required at this stage. As per our previous comments high level information should be submitted to evidence that there is adequate room within proposals for surface water drainage. This information has not been provided and it is possible that a layout will be agreed which is unimplementable. Leaving drainage details to be agreed prior to occupation is not supported by ourselves, drainage is one of the first elements to be constructed and is fundamental in agreeing a layout.

We therefore object to this application. Our original comments are included below.

No details of the proposals for surface water drainage have been presented with this reserved matters application. It can be seen that a "new basin" is proposed in part of the site. We would however highlight that our records indicate that there is already a pond in this location.

It is unclear whether there is adequate space for surface water drainage within the proposed layout. Drainage and layout must be considered concurrently. We would therefore **request that further surface water drainage information is submitted prior to determination of this application to ensure that the development can adequately drain.**

Prior to determination please can the applicant submit:

- a drainage strategy drawing;
- high level calculations; and
- a buffer plan showing at least 3m easement between top of bank of ordinary watercourses and structures/ proposed trees that will limit access for maintenance.

We would like to take this opportunity to remind the applicant of the following.

- The hierarchy for sustainable drainage must be followed. Winter infiltration testing and groundwater monitoring must be completed.
- Ordinary watercourse land drainage consent will be required for any proposals to discharge to ordinary watercourse.
- If attenuated discharge is required the outflow should be restricted to greenfield 1 year or 2l/s, whichever is the greater. Any proposals to discharge at rates lower than this are unlikely to be acceptable due to the risk of blockage.
- Full calculations, layouts and detail drawings will need to be provided in accordance with our checklist that can be found here <https://www.arun.gov.uk/drainagechecklist>

We also note that the conditions applied to the appeal decision vary from our standard conditions and would request that the following conditions are applied to align condition requirements with policy requirements.

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 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 event plus 40% on stored volumes, as an allowance for climate change. 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

<https://www.arun.gov.uk/surfacewater> 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."

ENGDI

"Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained 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.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk [REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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

Sent: 09 August 2021 17:49

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

Subject: Planning Consultation on: A/26/21/RES

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: A/26/21/RES
Registered: 3rd March 2021
Site Address: Land west of Brook Lane and South of A259 Angmering BN16 3JL
Grid Reference: 505052 103544
Category: Plan Applicat'n
Description of Works: Approval of reserved matters following outline consent A/44/17/OUT for appearance, landscaping, layout & scale for the demolition of existing buildings on site & erection of a mixed use development comprising of 90 No. residential dwellings & a care home & ancillary facilities including railway crossing together with associated access, car parking & landscaping. This application also lies within the parishes of Rustington & Littlehampton.

I am able to inform you that I have received an amendment to the above application dated 13th July 2021 relating to:- Various substitute plans and documents

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **31st August 2021**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Mrs A Gardner

Planning Case Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

FLRECON (CDB) 2018