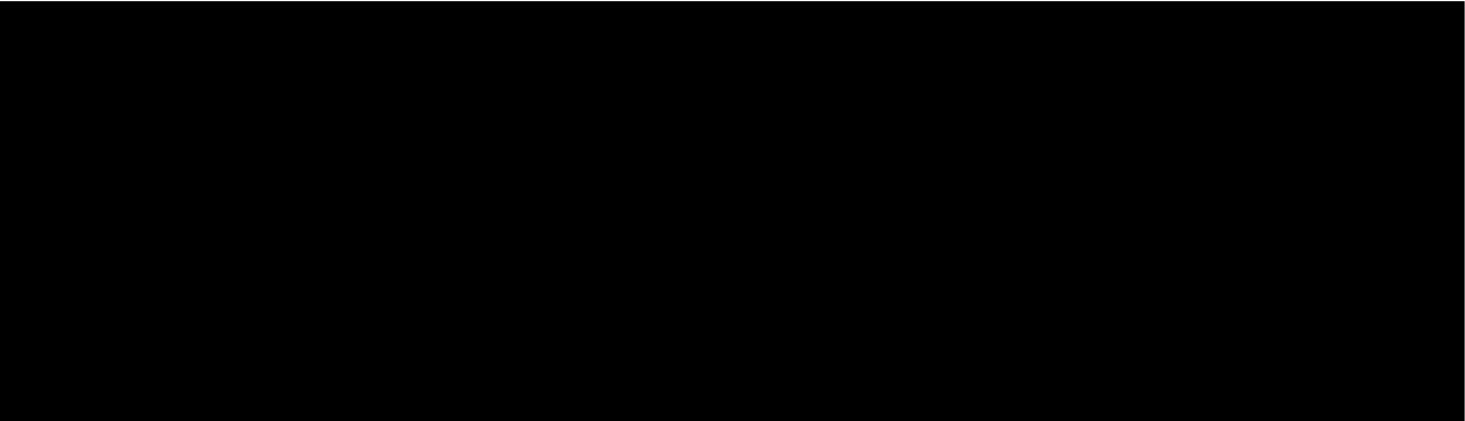




From: Michael Eastham
Sent: 29 January 2019 15:52
To: Laura Gibbons
Cc: Planning.Responses
Subject: FW: Planning Consultation on: BE/135/18/PL

Laura,

Please find attached the applicant's response to your drainage comments on BE/135/18/PL – Salt Box.

Thanks,

Michael

From: Nia Russell [REDACTED]
Sent: 29 January 2019 15:47
To: Michael Eastham
Cc: Arfon Hughes
Subject: Re: Planning Consultation on: BE/135/18/PL

Michael

Please see attached response from our Engineers Kirk Saunders to the comments raised regarding surface water drainage.

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number Two Waterton Park
Bridgend CF31 3PH



On 22 Jan 2019, at 13:16, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Nia,

Please find attached a copy of the consultation response from ADC Drainage to BE/135/18/PL – Salt Box.

I look forward to receiving your response.

Regards,

Michael

From: Laura Gibbons
Sent: 22 January 2019 12:49
To: Planning.Responses
Cc: Michael Eastham
Subject: RE: Planning Consultation on: BE/135/18/PL

Engineers Comments Regarding Surface Water Drainage

Please apply ENGD2B, EGND3A, ENGD4A, ENGD5A, ENGD6A.

The proposals currently show that attenuation and controlled discharge to watercourse (both main river and ordinary watercourse) are proposed. No evidence has been submitted to demonstrate that infiltration is not viable.

Infiltration must be investigated.

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 BRE 365, 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 and our surface water drainage submission checklist are also enclosed for information.

Please note that if attenuation is found to be required the following consents and permits will be required:

- For discharge to a main river a flood risk activity permit will be required from the Environment Agency
- For discharge to ordinary watercourse- ordinary watercourse land drainage consent will be required from WSCC.

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,

Maitravers Road, Littlehampton, BN17 5LF

Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@arun.gov.uk

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Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 21 December 2018 15:33
To: Land Drainage
Subject: Planning Consultation on: BE/135/18/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 **BE/135/18/PL**
NO:

Registered: 21st December
 2018

Site Address: Salt Box Field Land off Rowan Way Bognor Regis PO22 9NW

Grid Reference: 93850 01510

Description of Works: Hybrid application comprising of Outline application for the principle of employment uses B1-B8.
 Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 9), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 8) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way.

The Council have received the above 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 31-JAN-19.

You can also monitor the progress of this application through the Council web site:
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 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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Michael Eastham who can be contacted on telephone number 01903 737772.

Regards
Planning Officer

consuldee_email

<http://www.arun.gov.uk>
DX 57406 Littlehampton
You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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<Drainage - Supplementary Guidance Notes.pdf><Surface Water Drainage Submissions Checklist 191218.pdf>

Engineer (Drainage & Coastal),
Engineering Services,
Arun District Council,
First Floor,
Arun Civic Centre,
Maltravers Road,
Littlehampton
BN17 5LF

28 January 2019

Dear Laura Gibbons

Re: APPLICATION BE/135/18/PL Saltbox Bognor Regis

This letter serves as a response to Arun District Engineers comments (in italic font below) regarding surface water drainage, application number BE/135/18/PL dated 22/01/2019.

The proposals currently show that attenuation and controlled discharge to watercourse (both main river and ordinary watercourse) are proposed. No evidence has been submitted to demonstrate that infiltration is not viable.

The soil at the development is mostly impermeable clay with very low infiltration rate 8.64×10^{-7} m/s and is therefore not suitable for soakaways or any other infiltration solution. Please refer to page 16 of the soil investigation report by EPS attached for details.

Infiltration must be investigated.

Infiltration has been investigated and it has been concluded that infiltration drainage is not suitable. See page 16 of EPS report.

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 BRE 365, 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



kirksaunders associates ltd

Managing Director: Reg Kirk CEng MStructE | Directors: Karen Jenkins IEng AMStructE
Mark Spragg BEng(Hons)CivEng AMICE, and Martin Edwards CEng MStructE | Associate
Directors: Ian Hawes BEng(Hons) and Gareth Wilby BSc(Hons) AMICE MCHIT MCIQB
Registered office: Templegate House, 115-121 High Street, Dromlington, Kent BN1 9EJ | Registered in Cardiff No. 4772479



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.

Development is not suitable for soakaways as mentioned above. Percolation tests were carried out in accordance with BRE 365, see point 5.5 on page 16 of S.I report.

The discharge rate from the site has been restricted utilising hydrobrakes to a rate of 2l/s/ha to mimic the Greenfield runoff rate before discharging into the watercourse at the boundary of the site, excess volume has been designed to be attenuated by a series of impermeable basins and lined permeable paving designed to accommodate volume generated by rainfall of up to and including 1 in 100 years plus 40% climate change. See Drainage Strategy drawings 6101-6103 attached.

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 and our surface water drainage submission checklist are also enclosed for information.

The ground water depth ranges from 1.9m to 4m below ground level (see page 8 of the S.I report), invert levels of all proposed attenuation devices are above 1.9m below ground level. Extensive ground water monitoring is ongoing details of the findings will be provided under a separate report when available

Please note that if attenuation is found to be required the following consents and permits will be required:

- For discharge to a main river a flood risk activity permit will be required from the Environment Agency*
- For discharge to ordinary watercourse- ordinary watercourse land drainage consent will be required from WSCC.*

It is proposed to discharge surface water at the Greenfield runoff rate (see extract from the Flood Risk Assessment report attached) via hydrobrakes and headwalls at 3 separate locations to the water course. Line of communication have been established with the relevant department of the council, consent application is in progress

Please do not hesitate to contact me if any further information or clarification is required.

Yours Sincerely

David Omonitan



Civils Engineer

ARLINGTON DISTRICT COUNCIL BE/195/18/PL