



From: Michael Eastham
Sent: 12 February 2019 10:36
To: Planning.Responses
Subject: FW: Planning Consultation on: BE/135/18/PL

Please upload the email and the attachments from the applicant's drainage engineers onto Ocella for BE/135/18/PL.

Thanks,

Michael

From: David Omonitan [REDACTED]
Sent: 12 February 2019 10:33
To: Laura Gibbons; 'Nia Russell'
Cc: Mr Will Marsh; Arfon Hughes; Steve hawkins; Katelyn Naidoo; Michael Eastham
Subject: RE: Planning Consultation on: BE/135/18/PL

Good morning Laura,

The drainage proposal includes large car park areas of non-infiltration porous paving on Units 1, 2, 3, food store/drive-throughs and car show room areas, full retention petrol interceptor on unit 2 and road gullies with sump on the main access road (see drainage strategy drawings 6201-6203).

All these devices clean the surface water before it discharges into the water course at a restricted rate that provides 70% betterment for 1 in 30 and 1 in 100 year rainfall events compared to the greenfield run off rate of the site (see extract from the FRA attached).

The environment agency advice against infiltration because of shallow groundwater and high risk of pollution to controlled waters.

Please do not hesitate to contact me if you wish to discuss this issue further.

Regards.

David Omonitan
Civil Engineer

[REDACTED]
a: Templegate House, 115-123 High Street, Orpington, Kent BR6 0LG

Registered in Cardiff No. 4792479. Registered office: Templegate House, 115-123 High Street, Orpington, Kent BR6 0LG

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Sent: 11 February 2019 14:19

To: 'Nia Russell' [REDACTED] David Omonitan [REDACTED]
[REDACTED]

Subject: RE: Planning Consultation on: BE/135/18/PL

Nia and David,

CIRIA C753 states that adequate treatment should be achieved before discharge of surface water, therefore your surface water drainage system should treat the water before discharge to watercourse or ground. Water naturally falls on the agricultural field at present, infiltration techniques would replicate this.

As long as adequate treatment is included within the surface water drainage design and given the fact that the site is not within a source protection zone I have no concerns regarding infiltration on pollution grounds.

As acknowledged within CIRIA C753 infiltration rates down to $1 \times 10^{-6} \text{ms}^{-1}$ are perfectly suitable for infiltration, hybrid systems can be looked at if half drain times turn out to be a concern.

Therefore, I again request that you complete shallow infiltration testing at depths associated with permeable paving.

Kind Regards,

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

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
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From: Nia Russell [REDACTED]
Sent: 05 February 2019 11:47
To: Laura Gibbons

Cc: Mr Will Marsh; Arfon Hughes; Steve hawkins; Katelyn Naidoo; David Omonitan; Michael Eastham
Subject: Re: Planning Consultation on: BE/135/18/PL

Laura,

Further to David's email below I have also attached the response from the Environment Agency recommending no surface water infiltration systems at this site.

Regards

Nia

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



On 5 Feb 2019, at 10:45, David Omonitan  wrote:

Good morning,

In reference to your email to Michael Eastham below.

Infiltration tests were carried out back in November of 2017 in five different locations (see figure 2 of the Site investigation report of 03/01/2018 by EPS) scattered around the developments, infiltration rates vary from 1×10^{-6} to 5.78×10^{-7} m/s (see page 15 of EPS report).

The report concluded that the infiltration rates recorded are very low to practicably impermeable soils, this suggest the presence of clay and groundwater.

Although ground water monitoring is still on going, both the site investigation reports provided by EPS in January 2018 and updated in anuary 2019 do no not recommend infiltration SuDs for the drainage proposal.

Please do not hesitate to contact me if you wish to discuss this further.

Regards.

David Omonitan
Civil Engineer

kirksaunders
associates



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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: FW: Planning Consultation on: BE/135/18/PL
Date: 5 February 2019 at 08:11:16 GMT
To: 'Nia Russell' <[REDACTED]>
Cc: 'Arfon Hughes' <[REDACTED]>

Nia,

Please see the consultation response from ADC Drainage to BE/135/18/PL.

I look forward to receiving your reply.

Regards,

Michael

From: Laura Gibbons
Sent: 04 February 2019 10:31
To: Michael Eastham
Cc: Planning.Responses
Subject: RE: Planning Consultation on: BE/135/18/PL

Hi Michael,

It appears that only two infiltration test locations were used on this large site. One of these test pits gave results which do not prevent infiltration from being used. More infiltration tests must be completed, and some should be completed at shallower depths to determine if the use of permeable paving is appropriate.

It is unclear when infiltration testing was completed and it is evident that groundwater monitoring is still ongoing. Until the monitoring period is over and further winter infiltration testing has been completed it is not possible for me to determine if the drainage proposals are appropriate.

Kind Regards,

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

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

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,

Maltravers Road, Littlehampton, BN17 5LF

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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

consultee_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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

<http://www.arun.gov.uk>

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<UK17.2707B Phase II Geo-Environmental Assessment - Saltbox, Bognor Regis (Issue 1).pdf>

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