

From: Laura Gibbons
Sent: 12 April 2019 15:58
To: Planning.Responses
Cc: David Easton
Subject: RE: Planning Consultation on BE/42/19/DOC

Engineers Comments Regarding Condition 25- surface water drainage

1. The surface water drainage proposal states that infiltration is not viable due to the underlying geology of Aelolian deposits and that no infiltration testing was completed due to strata. This is not sufficient. Please can the applicant provide clarification on the reasoning for not using infiltration, it is my understanding from neighbouring sites that infiltration is not feasible because of the ground raising and improvement works that were completed.
 2. A discharge rate of 9l/s is proposed. Please can the applicant submit greenfield runoff calculations to support this.
 3. The proposals are to discharge into an existing surface water drainage network. Calculations must be submitted which demonstrate that there is adequate capacity within the network. I.e. please can the applicant extend MicroDrainage models to include the existing network.
 4. Please ensure that the existing surface water drainage arrangement is accurately represented. The report submitted regarding phase 1A is out dated and does not reflect what was constructed. Please supply as built survey drawings so that representation can be reviewed.
 5. A catchment area plan needs to be provide.
 6. The storm drainage strategy plan that is provided is incomplete:
 - a) Cover levels are stated as 0.00 for some of the foul network and for all of the surface water network. Given surrounding ground levels it seems these figures are incorrect.
 - b) The location of rainwater pipes needs to be shown.
 - c) Permavoid diffusers linking roof runoff to the subbase need to be shown.
 - d) Finish and formation levels must be provided.
 - e) A key needs to be provided which provides clarification on the proposed surfacing types.
 7. Of the details that have been provided there appears to be some discrepancy between the calculations and the layout plan. For example the invert levels of flow control manholes are different on plan to in calculations. There also appears to be large differences between permeable paving areas in calculations and areas shown on plan.
 8. Please provide a manhole schedule, this should include proposed cover types.
 9. Please provide site specific construction detail drawings of hydrobrake control chambers.
 10. Please provide construction detail drawings of permeable paving. Only impermeable block paving details have been provided.
 11. The construction details provided for impermeable block paving show an impermeable liner around the diffuser unit. Please correct this.
 12. The calculations for permeable paving state that a flat sub base is to be constructed, yet the strategy for surface water drainage and the construction details which have been provided both suggest that a sloping sub base is required and specified. Please ensure that details are consistent.
- I will provide further comments when the above points have been resolved.

Engineers Comments Regarding Condition 31- oil interceptors

The surface water drainage proposals do not include oil interceptors but instead includes permeable paving. Due to the use classifications of the development further treatment is required to effectively treat surface water prior to discharge. Please ensure proposals comply with CIRIA C753 chapter 26.

Engineers Comments Regarding Condition 33- watercourses

The application proposes to utilise an existing outfall to the ditch and therefore states that no consent will be required. However, because the proposals are to increase discharge rates an ordinary watercourse land drainage consent must be applied for.

Furthermore a minimum of 3m easement to the top of bank of watercourses must be provided.

Engineers Comments Regarding Condition 34- SuDS Maintenance

A site specific maintenance manual must be included. It is not sufficient to refer to a report for a different phase.

Regards,

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

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 02 April 2019 09:34

To: Land Drainage

Subject: Planning Consultation on BE/42/19/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION **BE/42/19/DOC**
NO:

Registered: 22-MAR-19
Site Address: Oldlands Farm Cottages Steyning Way Bersted PO22 9NN

Description of Works: Approval of details reserved by condition imposed under ref
BE/61/13/ relating to Condition Nos 17-ecology, 24-flood
storage, 25-surface water drainage, 31-oil interceptor, 32- foul
water sewerage, 33-watercourses, 34- SUDs and 39-
Construction Management Plan.

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 16th April 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 Mr D Easton who can be contacted on telephone number 01903 737619.

Thanking you in anticipation

Planning Case Officer
Arun District Council

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