

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 18 May 2021 11:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Warwick Nursery, Eastergate - Amendments to Scheme- BN/153/20/PL

Apologies planning reference is BN/153/20/PL

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 or [REDACTED]

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

From: Amanda Scholes <Amanda.Scholes@arun.gov.uk> **On Behalf Of** Planning.Responses
Sent: 12 May 2021 13:11
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Subject: RE: Warwick Nursery, Eastergate - Amendments to Scheme

Hello Laura
Could you forward the application number please.
Kind regards
Mandy

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 11 May 2021 16:38
To: James Cross <James.Cross@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Warwick Nursery, Eastergate - Amendments to Scheme

Hi James,

Engineers Further Comments Regarding Surface Water Drainage

These comments have been made in liaison with Sarah Burrow.

Further considerable amendments will be required to the drainage strategy to ensure compliance with policy requirements. As a result we request that neither the drainage strategy or Flood Risk Assessment are listed as approved if you are minded to approve this application.

The drainage proposals include using infiltration only. Due to the presence of high groundwater in the south of the site there are proposals to land raise. We note that the areas that are proposed to be land raised extend into tree protection areas, we therefore recommend that the council's tree officer is consulted on these proposals.

The southern infiltration basin extends slightly within the RPZ, and therefore will need to be reviewed. We have further concerns about the likelihood that greater surface water drainage volume and space will be required. Our concerns are based on the following:

- The infiltration blanket has been calculated with a greater depth than available in reality, it will need to be modelled with a cap volume depth;
- An inadequate factor of safety is currently used in design (factor of safety of 2 currently used in design, a factor of safety of 6.5 is likely to be required);
- incoming invert levels to infiltration structures are not currently set above the 1 in 10 year plus cc water level, as required by policy;
- insufficient freeboard currently provided to the basin (160mm currently provided, 300mm minimum is required above peak water level); and
- some soakaways elsewhere on site fail to meet minimum easement requirements (5m to buildings and highways, 2.5m to property boundaries is required)

As a result we cannot be 100% certain at this time that the layout as currently proposed will be deliverable. We believe that there is a chance that not just details but the method of surface water disposal may need to be altered in the southern portion of the site. Land raising in order to make infiltration viable may conflict too much with other disciplines and in which case there is a strong argument for altering the strategy to attenuate surface water before restricted discharge to the watercourse at the south of the site.

As noted above there are wider issues with drainage strategy as currently proposed which extend beyond the southern network. Generally the application of infiltration rates and factors of safety in design need to be reviewed. The position of soakaways need to be adjusted to ensure minimum easement requirements are achieved.

If you are minded to approve this application please ensure that the following conditions are applied (same as previous consultation response).

PCENG D2 (modified to remove requirement for further groundwater monitoring and infiltration testing)

"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. 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:

INFORMD

"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](#) [Arundel District Council](#) on Arundel District Councils website. A surface water drainage checklist is available on Arundel District Councils website, this should be submitted with a Discharge of Conditions Application."

PCENG3

"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 Arundel 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 (Arundel District Council land.drainage@arundel.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."

PCENG4

"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 Arundel 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.

ENG1

"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 or [REDACTED]

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

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

Sent: 11 May 2021 13:13

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

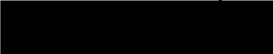
Subject: FW: Warwick Nursery, Eastergate - Amendments to Scheme

Sarah Burrow

Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk



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

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

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From: James Cross <james.Cross@arun.gov.uk>

Sent: 07 May 2021 11:31

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

Subject: FW: Warwick Nursery, Eastergate - Amendments to Scheme

Hi Sarah,

Please find the attached and below schedule of changes. I haven't sent out a formal re-consultation as I am aware you have been kept up to date with the progress. However, if you could confirm you're happy to these amendments subject to conditions I would be most grateful?

Kindest regards,

James Cross Msc, Bsc (Hons), LCGI TP.
Strategic Sites Project Officer, Planning

T: 01903 737500 ext 37784

E: james.cross@arun.gov.uk

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From: Peter Cleveland [REDACTED]

Sent: 30 April 2021 14:43

To: James Cross <James.Cross@arun.gov.uk>

Cc: 'Mark Penfold' [REDACTED] Ellie White <[REDACTED]>

Subject: Warwick Nursery, Eastergate - Amendments to Scheme

Dear James

Please find attached amended documents relating to the application at Warwick Nursery, Eastergate.

The amended documents comprise:

- Arboricultural Method Statement – including updated site layout
- Flood Risk Assessment (23 April 2021 Amendment)
- Drainage Strategy drawing – Drawing No. 10635/1101 Rev. P9

- Revised site layout drawings;
 - o Block Plan – Drawing No. PL-008 Rev. C
 - o Site Layout with title plan overlay – Drawing No. PL-012
 - o Public Open Space plan – Drawing No. PL-011 Rev. D
 - o Materials Plan – Drawing No. PL-009 Rev. B
 - o Detailed Site Layout 2 – Drawing No. PL-007 Rev. D
- Plot by Plot schedule of accommodation
- Proposed Landscape Strategy Sheet 1 of 2 – Drawing No. LAC-EAS-LS-001 Rev. B and Sheet 2 of 2 – Drawing No. LAC-EAS-LS-002 Rev. B

To summarise, the amendments are as follows:

- Revised Surface Water attenuation to Southern public open space
- Addition of a temporary refuse turning head to Boweries boundary (to be removed as/when link opens to adjoining development)
- Site access widened
- One additional visitor parking space added
- Landscaping proposals including the updated treatment of existing hedgerow to Eastern boundary, and the planting to the verge adjoining Little Warwick has been enhanced to soften and screen the proposals

Whilst the attached may feel like a number of amendments to the scheme, the amendments relate to minor tweaks to respond to the technical comments received. They do not alter the substantive conclusions of earlier reports and the changes to the layout are minimal. Many of the changes are just for consistency across the various technical reports, where the early layout for drainage was shown in an appended report / statement. These have been updated in the interests of consistency across the submission. Therefore, it is not felt that re-consultation would be necessary due to the minor nature of the proposed changes and their association to the technical comments.

Please be aware that the revised highways proposal are currently subject to public consultation, which closes at the end of next week. As part of this consultation, the following consultees / stakeholders were consulted: Parish Council (already confirming no objection and the proposals support the parish are doing themselves for traffic calming), bus service providers, WSCC Highways / Engineers; County Cllr (Cllr Whittington) and nearby residents. To date, no adverse comments have been received. Following this and subject to any comments, a revised Transport Statement will be provided and it is expected that consultation direct with WSCC Highways team will confirm they are now satisfied with the application.

As discussed, it would be good to get a date in the calendar to discuss the S106 and we would also be pleased to discuss draft conditions. I would be grateful if you could come back to Ellie (cc'd) on this whilst I am on leave next week.

Kind regards,
Peter

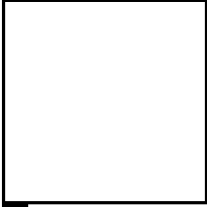
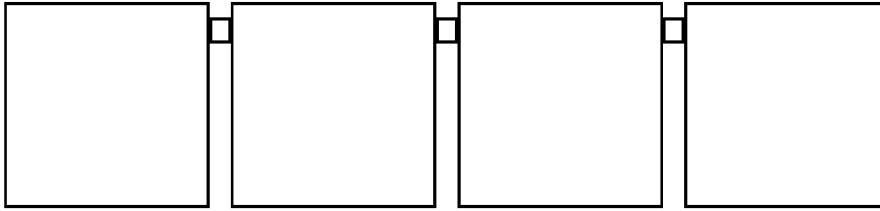


 **Peter Cleveland**
Partner, Head of Planning



Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA





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