

From: Amanda Scholes on behalf of Planning.Responses
Sent: 14 January 2021 12:29
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/155/20/EIS

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 13 January 2021 10:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: James Cross <James.Cross@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/155/20/EIS

Engineers Comments Regarding Surface Water Drainage

We note that the EIS proposes to scope water resources, flood risk and drainage in to the ES. We support this.

We understand from previous discussions that the majority of the site is suitable for the use of infiltration, but that some areas to the very south may have to be attenuated prior to discharge. If this is still the case the detailed design should look to minimise the area that does not infiltrate. The applicant will need to provide evidence that the receiving water infrastructure has capacity to receive proposed flows. If discharge is required, it should be noted that consent will be required from the asset owner, e.g. WSCC if discharge is proposed to the highways drain.

We would like to take this opportunity to provide the following further advice to the applicant.

The hierarchy for sustainable drainage must be followed with infiltration fully investigated. Winter infiltration testing and winter groundwater monitoring must be undertaken, it is advised that the applicant discusses the extent of this monitoring with us at the earliest opportunity. Infiltration 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.

If on-site infiltration is not possible, drainage via a restricted discharge to a suitable local watercourse may be acceptable. Any discharge should be restricted to QBAR greenfield run-off rates.

We suggest that, at the earliest stage, the developer gives due consideration to the appropriate location and design of surface water drainage features to achieve necessary capacity, water quality (via the SuDS management/treatment train), as well as ease of on-going maintenance. Surface water drainage features should also be designed in a manner that positively affects the amenity of the site. We would like to remind the developer that, open features, such as swales, basins and ponds, when designed correctly, can satisfy all the above aspirations in addition to; being easier to maintain, having longer lifespans and offering ecological advantages over subterranean features such as "plastic crate systems".

It should also be noted that attenuation features should not be counted within useable public open space provision.

Adequate treatment of surface water must be ensured prior to discharge.

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 from the same link, and this should be submitted with a Discharge of Conditions Application. Alternatively, if the applicant wishes to avoid pre-commencement conditions these notes and the checklist detail the information we will required in support of the planning application.

Regards,

Laura Gibbons

Drainage Engineer

Engineering Services

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



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

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

Sent: 22 December 2020 15:19

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

Subject: Planning Consultation on: BN/155/20/EIS

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BN/155/20/EIS
Registered: 21st December 2020
Site Address: Land North of Barnham Road Eastergate
Grid Reference: 495054 105616
Category:
Description of Works: Scoping opinion for up to 600 residential dwellings and care home.

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Consultation on Request for a Scoping Opinion

An application has been lodged for a scoping opinion. The Council has to respond in writing stating what information needs to be provided as part of an Environmental Statement that might be required in connection with the proposed development.

The development is described in the attached plans and written material:

[Click here to view documents available on our website](#)

[Click here to view the status of the application.](#)

I would be grateful for your electronic comments made on the website or by emailing to planning.responses@arun.gov.uk by **12th January 2021**.

Please be aware that any comments you may make will be available to view on our website

Please note the importance of the scoping opinion to any subsequent Environmental appraisal process. If you are in any doubt as to what is being requested please see the above regulations.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

James Cross

Planning Case Officer- Arun District Council

Telephone: 01903 737784

Email: james.cross@arun.gov.uk

PLCONEIS (ODS) 2020