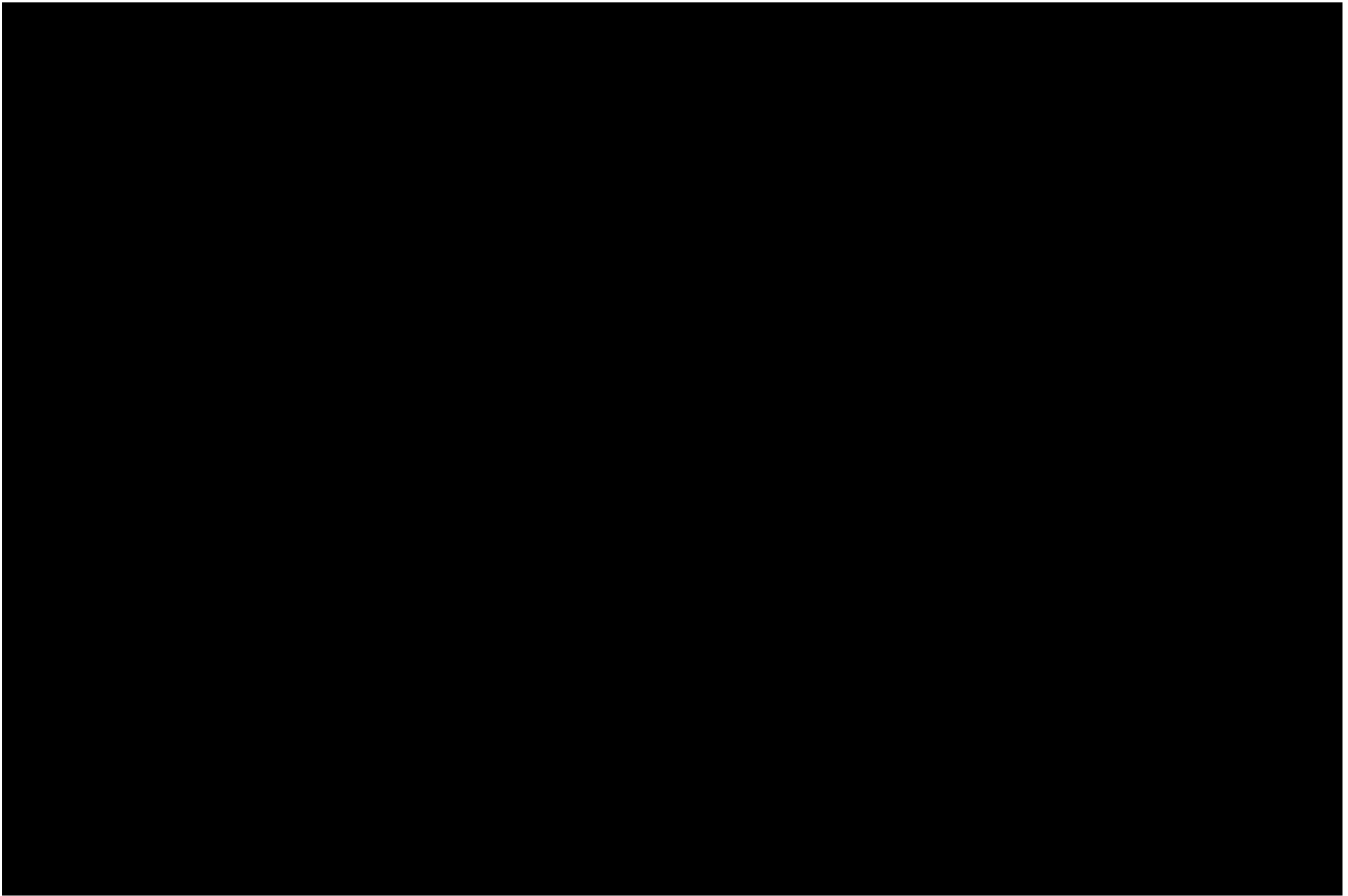




From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 19 May 2022 10:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/26/22/PL

Engineers Comments Regarding Surface Water Drainage

The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. Infiltration must be fully investigated. The site is also within an outer groundwater protection zone and therefore the EA and Portsmouth Water should be consulted about proposals to infiltrate surface water.

The applicant has supplied a surface water drainage report to try and avoid the imposition of a surface water drainage condition if the application is approved.

1. Infiltration testing has been undertaken with a recorded worst case infiltration rate of 4.26×10^{-4} m/s. However, no detailed records of the infiltration tests including the dates of testing have been provided. Please supply full details of the infiltration tests.
2. Groundwater was only monitored for 24 hours which is less than I'd expect for a new dwelling, this was not agreed with us prior to commencing monitoring. Groundwater was not encountered but the depth of the borehole is not given. Please can the applicant supply further evidence that groundwater will not affect the proposed design.
3. **The proposed soakaway appears to be located outside the red line boundary for the site. Either the design or the red line boundary should be adjusted so that the full surface water drainage design is within the red line boundary.**

4. S2 and S5 are located after bends in the pipe at the corners of the proposed building, please relocate these so that the bends are removed.
5. Please include the invert level of the entry pipe to the soakaway, this must be located above the 1 in 10 year +40% water level. Please also include calculations for this event.
6. Infiltration rate should be supplied to base or sides of the soakaway not both, particularly given that the groundwater monitoring period was short – thus increasing risk.
7. Please include a construction detail of the vents for the soakaway with the drawings.
8. CV of 0.75 is used for all events, we would normally see CV of 0.75 for summer and 0.84 for winter although CV of 1 is best practise. It also appears that only summer storms have been modelled which may explain the error. Please include winter storms with the appropriate CV value.

It is suggested that applicant supplies a revised surface water drainage report to include the necessary amendments described above. If this is not possible within the deadline then if you are minded to approve the application please apply the following condition to ensure that the development is adequately drained and does not increase flood risk elsewhere.

PCENG D2

“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. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. 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:

INFORM D

“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 infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance of 40% on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. The design must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 40%).

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 groundwater table in support of the design. The applicant is advised to discuss the extend of ground water monitoring with the council's engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.”

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815
E: sarah.burrow@arun.gov.uk



Current working pattern: Monday-Friday, 8am - 2:30pm

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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

Sent: 28 March 2022 13:49

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

Subject: Planning Consultation on: BN/26/22/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 No: BN/26/22/PL
Registered: 28th March 2022
Site Address: Land East of Eastmere House Eastergate Lane Eastergate PO20 3SJ
Grid Reference: 495273 106065
Description of Works: Construction of 1 No. two storey detached dwelling house on existing paddock. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 30th April 2022. You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

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

Yours sincerely

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONSULT (COS) 2020