

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**From:** Sarah Burrow <Sarah.Burrow@arun.gov.uk>  
**Sent:** 22 November 2022 13:36  
**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

That you for reconsulting me following the submission of a revised surface water drainage report. I have updated my consultation as follows:

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  $2.47 \times 10^{-5}$  m/s in February 2022. The ap50 value in the infiltration calculations appears to be incorrect, the value should be 1.47 for the trial pit dimensions given. It is assumed that the calculation is currently only using 50% of the base area rather than 100%. The timing of the tests is acceptable and once the infiltration rate has been corrected the results can be used for the purpose of the design.
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 to a depth of 2m over 24 hours. Further evidence is required, ideally in the form of additional site specific winter groundwater monitoring, to show that groundwater levels will not influence the surface water drainage for the site.
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.**

It is assumed that the applicant will not be offered the opportunity to further amend the surface water drainage report, in which case 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**, Coastal Engineers and Flood Prevention

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Usual working pattern: 8am – 2:30pm Monday to Friday

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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 24 October 2022 12:19

**To:** Land Drainage <[Land.Drainage@arun.gov.uk](mailto:Land.Drainage@arun.gov.uk)>

**Subject:** Planning Consultation on: BN/26/22/PL

**To:** **Engineers (Drainage)**

## NOTIFICATION FROM ARUN DISTRICT COUNCIL

### TOWN AND COUNTRY PLANNING ACT 1990

**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  
**Category:** Plan Applicat'n

**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.

I am able to inform you that I have received an amendment to the above application dated 18th October 2022 relating to:- Substitute Plans

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **24th November 2022**.

**Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.**

Yours sincerely

Maria Tomalova

Planning Case Officer- Arun District Council

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