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Save the environment - think before you print.

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

Sent: 18 March 2020 12:39

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

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: Planning Consultation on: BN/5/20/PL

Engineers Comments Regarding Surface Water Drainage

The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered.

The applicant has supplied a Surface Water Drainage Strategy as part of the application. The principle of the strategy; of attenuating surface water and discharging to the existing watercourse on the site is acceptable, however, this department will require further detail of the proposed scheme. We require a scaled drainage layout, including invert and cover levels and falls, control structures should be labelled with outflow rates, invert levels and design heads. In addition, the applicant should supply construction detail drawings of the proposed swales, conveyance channels, control structures, catch pits/silt traps and the outlets to the watercourse.

The following points have also been identified that require consideration:

1. The groundwater level identified as part of the infiltration testing is unclear. The results state that each pit "filled 60cm within 20mins" from a starting point of 0.9mbgl and 0.7mbgl. On this basis we have read the results as peaking at 0.1mbgl in TP2. (Rather than both pits stabilising at 0.6mbgl). If this is the case the swales will require impermeable liners to avoid groundwater ingress, this will require the design to account for buoyancy. If the groundwater is in fact at 0.6mbgl then the applicant is advised to approach this department to discuss any further required monitoring and/or design options.
2. We do not accept orifices of less than 50mm as control devices due to the risk of blockage causing flooding upstream. On this basis the calculations will likely change with the inclusion of alternative flow control devices.

3. It is not mentioned within the discussion of the impermeable areas, but please ensure that the design accounts for rainwater falling directly onto the swales themselves (and runoff from surrounding areas).
4. A pipe is believed to enter the watercourse at the north end of it, all structures must be kept further than 3m from this.
5. All buildings and fences must be minimum 3m from the top of the ditch bank.
6. The downstream culvert (which the watercourse leads to) has known issues. The applicant will likely need to undertake offsite improvements to this to ensure it is fit for purpose. The same is likely to be applicable for the headwall and ditch onsite.

If you are minded to approve the scheme please apply the following conditions:

PCENG D2 (Modified to remove requirement for groundwater monitoring and infiltration testing – already completed)

“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.

PCENG D3

“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. No construction is permitted, which will restrict current and future land owners 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 Arun 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(s):

“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 (Arun District Council land.drainage@arun.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.”

“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 on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.”

Kind Regards

Sarah Burrow
Engineering Assistant

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 31 January 2020 14:34
To: Land Drainage [REDACTED]
Subject: Planning Consultation on: BN/5/20/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/5/20/PL

Registered: 30th January
2020

Site Address: Land north of Sunnyside Cottages Yapton Road Barnham PO22 0AZ

Grid Reference: 496475 104086

Description of Works: Removal of existing buildings and erection of three new build dwellings.
(Alternatives to BN/7/18/PL and BN/48/18/PL). This application is a Departure from the Development Plan

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by replying to this email by 05-MAR-20.

You can also monitor the progress of this application through the Council web site:
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 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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Maria Tomalova who can be contacted on telephone number 01903 737510.

Regards
Planning Officer

consultee_email
