

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

Sent: 03 January 2020 13:23

To: Paul White [REDACTED]

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: RE: BN/66/19 Canal Mews Barnham

Engineers Comments Regarding Surface Water Drainage

Please remove Laura Gibbons objection on this application. Whilst some surface water drainage information has been supplied we will require more detail on some elements including the historic percolation testing and it's location. Given that the applicant has stated a satisfaction with dealing with drainage via condition, if you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere. If any further information/detail is supplied beyond what is available on this and application BN/25/14/DOC which may alter our assessment, then please reconsult this department.

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.

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:

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 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. 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

<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

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 (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."

Sarah Burrow
Engineering Assistant

From: Paul White [REDACTED]
Sent: 02 January 2020 11:42
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: BN/66/19 Canal Mews Barnham

Dear Sarah,

I spoke to Maria T, the case officer for my clients application this morning. She explained you still had a query on the drainage arrangements as set out in your attached consultation response dated 20 November.

Just to confirm once and for all, a foul water treatment plant is NOT located on the application site. The land was originally proposed for a treatment plant in connection with a separate outline application BN/15/11 but this arrangement was changed when Croudace Homes, the eventual developer of the site agreed with Southern Water to connect to the mains system instead. A copy of the letter from Southern Water to Croudace dated 21 May 2015 agreeing to the mains connection is in the bundle of emails in the other attachment in my email. This mains connection was subsequently approved when the relevant drainage pre commencement condition was discharged by Croudace in BN/25/14/DOC. The Croudace development is of course now completed.

A foul water sewer does cross the site now the subject of BN/66/19 and this will have to be diverted to ensure the current development can be implemented if it is granted consent.

Southern Water in its own consultation on BN/66/19 dated 19 September 2019 has acknowledged the need for the sewer to be diverted and has requested a formal application under Section 185 of the Water Industry Act 1991 to secure this. Southern Water has suggested the imposition of an informative to any planning permission and our client has no objection to this.

I trust this clears up any confusion and will now allow you to withdraw your earlier holding objection.

I'm copying Maria T for her own information.

Kind regards

Paul D White BA(Hons) Dip MRTPI
Director of Planning



RIBA



RTPI

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