



Engineers Comments Regarding Surface Water Drainage

1. The infiltration rate calculated does not appear to be correct. Based on the dimensions of the trial pit and the times recorded to infiltrate from 75% to 25% full, using BRE365 I have calculated the infiltration rate to be 1.45×10^{-6} . The A value does not appear to be correct in the calculations.
2. It also appears that only one infiltration test was completed. BRE 365 stipulates that the trial pit should be filled three times in succession and the worst rate used for the calculations.
3. Using an infiltration rate of 1.45×10^{-6} the half drain time for a ten year event (+40% climate change) exceeds 24 hours.
4. The Soakaway Plan does not include the necessary level of detail as described in the Drainage Checklist. (Pipes, silt traps/manholes/inspection chambers, invert levels, cover levels, gradients/falls).
5. No construction detail drawings have been supplied (Soakaway, silt trap, pipe bed and surround minimum).
6. Permeable paving is noted on the site plan, but there are no calculations for this. Nor is it included in the drainage layout. Nor do we have a construction detail for it.
7. Any soakaways need to be kept a minimum of 1.5m from the property boundaries.

This application requires a significant redesign and further detail before it will be possible to recommend that the relevant condition is discharged. Indeed, based on the (apparently) insufficient testing it may be that infiltration is not viable on the site. It is strongly recommended that the applicant engages a professional Drainage Engineer who may be able to assist with the challenges of draining this site and discharging the relevant condition.

Kind Regards

Sarah Burrow
Engineering Assistant, Engineers



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To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: BR/128/20/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BR/128/20/DOC
Registered: 15th June 2020
Site Address: 9 Westloats Lane Bognor Regis PO21 5JZ
Description of Works: Approval of details reserved by condition imposed under BR/219/18/PL for condition 4-surface water drainage; 5-colour schedule of materials & finishes, 6-dustbin enclosures details; 7-electrical vehicle charging points, 8-incorporation of decentralised, renewable, low carbon energy supply system, 9-vehicular access details & 11-cycle parking space details.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **30th June 2020**.

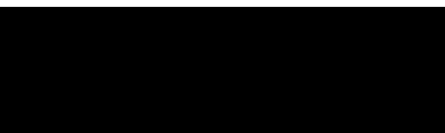
Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

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

Yours sincerely

Mr S Davis

Planning Case Officer- Arun District Council



PLCOND00 (008) 2020