

From: Laura Gibbons
Sent: 05 November 2018 11:41
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: BR/214/18/PL

Engineers Comments Regarding Flood Risk and Surface Water Drainage

The application form states that the proposed site is not located within flood zone 2 or 3. This is incorrect and therefore a flood risk assessment needs to be provided and the Environment Agency consulted.

It should also be noted that the site is at low risk from surface water flooding, and west street is at moderate to high risk of surface water flooding.

Please apply **ENGD2B**

Soakaways must be investigated for surface water disposal.

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 BRE 365, 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 are also enclosed for information.

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 23 October 2018 11:49
To: Land Drainage
Subject: Planning Consultation on: BR/214/18/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 **BR/214/18/PL**

NO:

Registered: 1st October
2018

Site Address: Former hotel tennis courts adj to The Royal Norfolk Hotel West
Street West Sussex PO21 2LH

Grid Reference: 493199 98842

Description of Works: Erection of four terraced residential dwellings, garden/cycle
storage sheds & associated car parking, utilising the existing
access - This application may affect the character &
appearance of The Steyne, Bognor Conservation Area & will
affect the setting of a Listed Building

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 22-NOV-18.

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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

Supplementary Requirements for Surface Water Drainage Proposals

Any proposed surface water scheme must consider sustainable drainage principles.

SuDS Selection

The following destinations must be considered for surface runoff in order of preference:

1. Discharge into the ground (infiltration);
2. Controlled discharge to a surface water body;
3. Controlled discharge to a surface water sewer.

Surface water must not be discharged into the foul sewer system. Infiltration structures include soakaways, basins, swales and permeable paving. Discharge to surface water bodies and surface water sewers must be restricted to an agreed rate.

SuDS selection hierarchy based on:

CIRIA C753 - The SuDS Manual

BS8582:2013 – Code of Practice for Surface Water Management for Development Sites

Approved Document H of the Building Regulations

Infiltration Drainage Design

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method, and cater for the 1 in 10 year storm event between the invert of the lowest entry pipe into the infiltration structure and the base. For the purpose of design, the percolation rate must be applied to the sides of the infiltration structure only and the rate for the base must be zero. This does not apply to infiltration basins or permeable pavements, whereby the percolation rate is applied to the base only. There must be provision to ensure that there is capacity in the system to contain the 1 in 100 year storm event plus 40% on stored volumes, as an allowance for climate change. The infiltration structure should also drain 50% of its total volume in 24 hours or less for both the 1 in 10 and 1 in 100 year (plus 40%) storm events, in order to provide spare capacity for subsequent storms.

Any infiltration drainage design must include adequate winter groundwater monitoring data to determine the highest winter groundwater table. Residential developments in excess of five properties will require ground water monitoring to be carried out between October and March inclusive. The extent of monitoring required for smaller developments will be subject to agreement with the Council's Engineers.

Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded groundwater level identified in that location.

Restricted Discharge

Discharge to a watercourse or surface water sewer must be restricted to the estimated mean greenfield runoff rate (Q_{bar}) by means of a controlled outflow (or restricted to existing runoff rates for brownfield sites). This can be derived from IH124 or a similar approved method. Any storage design must be submitted with groundwater monitoring data where applicable to ensure there will be no detrimental effect on the structure or storage. Storage areas are preferred to be in an 'open' form such as ponds, rather than underground tanks.

Flow Exceedance Routes

The drainage design should show flow routes through the proposed development, demonstrating where surface water will be conveyed for three types of flow:

1. Low flow routes

Regular flow from source control features such as permeable pavements should travel in low flow channels through the development in a controlled way contributing to landscape quality.

2. Overflows

In the event of local blockages or surcharge a simple overflow arrangement should allow water to bypass the obstruction and return to the management train sequence until conditions return to normal.

3. Exceedance routes

When SuDS are overwhelmed by exceptional rainfall, then exceedance routes are required to protect people and property. These provide unobstructed overland flow routes from the development and should be considered for all drainage schemes. Exceedance routes should also be protected from future changes in land use.

Culverting a Watercourse

Culverting (piping) a watercourse is not advised unless there is no alternative. The resulting reduction in storage volume, flow capacity and habitat potential would be unacceptable. Culverted watercourses are also more difficult to maintain due to the limited accessibility.

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 the watercourse. Such works may include culverting, channel diversion 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.

See also:

Land Drainage Act 1991 (amended 1994)

Maintenance and Management

Ditches and watercourses (including culverts) should retain a three metre easement with access that allows for its future maintenance.

Details of the maintenance and management of the SuDS system are to be set out in writing in a site specific maintenance manual. This manual shall include details of the financial management and arrangements for the replacement of components at the end of the manufacturers recommended design life. This document is then to be submitted as part of the planning process.

References

The Building Regulations 2000
Drainage and waste disposal
Approved document H
ISBN: 1-859462-08-1

Building Research Establishment,
Soakaway Design – Digest 365 (BRE 365)
ISBN: 1 86081 604 5, 1991

Centre for Ecology and Hydrology
Flood Estimation for Small Catchments - IH Report 124
Marshall, D.C.W. & Bayliss, A.C.
ISBN: 0948540621, 1994

CIRIA
C697 The SUDs Manual
Woods-Ballard, B.; Kellagher, R. et al
ISBN: 978-0-86017-697-8, 2007

CIRIA
R156 Infiltration Drainage – Manual of Good Practice
Bettess, R.
ISBN: 0 86017 457 3

British Standards Institution
BS8582:2013 – Code of Practice for Surface Water Management for Development Sites
ISBN: 978 0 580 76700 5