



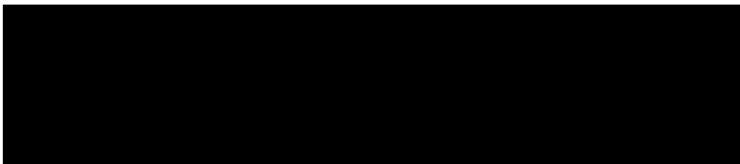
Please scan as correspondence with agent

Anita Gardner
Principal Planning Officer,
Directorate of Place



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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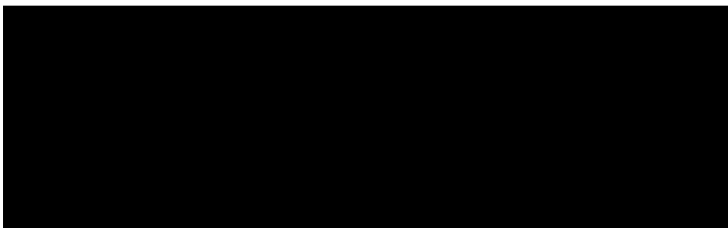


Hi Anita

I had found it anyway and should have a reply for early next week.

Regards,

Peter.



Dear Peter,

Please see the Drainage Engineer's comments below. I apologise that I have not advised you of their response sooner. Can you let me know how long it is likely to take to provide the additional information requested? If it will be more than a couple of weeks then discharge of this condition may be refused.

Regards

Anita Gardner

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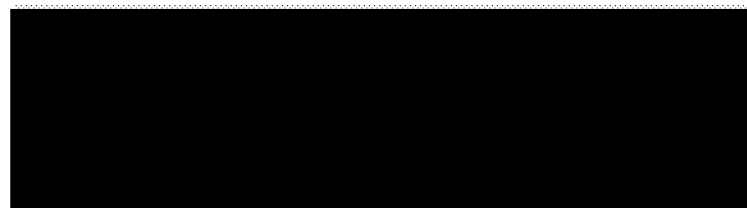


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Hi Anita,

I have misplaced the original consultation request. I have copied in Planning Responses, please treat this as my consultation.

Engineers Comments Regarding Surface Water Drainage

The applicant's agent contacted the Engineering department prior to this submission and the following details were confirmed as agreeable (not noted or discussed within this application):

No winter groundwater monitoring has been completed on this site, however there is data from the neighbouring site (Scorton) which showed groundwater to be 3.5-4mbgl. We are happy for the applicant to use this data to inform the design.

The infiltration rate on the site is very low (1.07×10^{-6}), it is not possible to achieve a half drain time of 24 hours. As a result the agent proposed upsizing the soakaways to hold up to 3x 1 in 100 year storms, allowing for additional inflow whilst the soakaways drained. Whilst the situation is undesirable we agreed that this was a reasonable solution. However, we would need to see an exceedance flow route, or topographical levels that showed that any excess flow (if the soakaways reached capacity or became blocked) would be directed away from the properties. This has not been supplied as part of the application. In addition, the soakaway dimensions described on the plan do not reflect the dimensions on the calculations (which would not meet the criteria discussed).

At present it is not possible to recommend discharge of this condition. The following points need to be addressed:

1. The applicant needs to supply a stand alone drainage layout, this should include the following details:

1. Dimensions of each soakaway (ensure these match the calculations), invert levels and cover levels also need to be labelled. The soakaway crates should be specified and suitable for vehicular loading at the depths proposed.
 2. Show all pipes, these should be labelled with diameters, pipe materials, falls and invert levels (at ends).
 3. Location of any manholes/inspection chambers, including their cover levels, invert levels, and cover types.
 4. Silt traps which must be included upstream of any connection to a soakaway. Also labelled with invert and cover levels, ideally also sump levels.
2. Supply an exceedance flow route and/or topographical levels that show that any exceedance flow will be directed away from any buildings.
 3. Supply construction detail drawings for all components:
 1. Soakaways
 2. Pipe bed and surrounds
 3. Manholes/inspection chambers
 4. Silt traps
 4. Amend and submit calculations to reflect the soakaways specified.

The level of detail required is described within the Drainage Checklist, a link for which is included within an informative on the decision notice for EP/179/18/PL. It is strongly recommended that the applicant/agent completes and submits this as part of the DOC application. Available at:

<https://www.arun.gov.uk/download.cfm?doc=docm93ijm4n14646.pdf&ver=14996>

Kind Regards

Sarah Burrow

Engineering Assistant, Engineers



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