

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 June 2019 08:46
To: Planning Scanning
Subject: FW: EP/64/19/DOC
Attachments: Surface Water Drainage Proposals Checklist 130619.pdf

From: Anita Gardner
Sent: 26 June 2019 16:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: EP/64/19/DOC

[REDACTED]

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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Save the environment - think before you print.

From: Laura Gibbons
Sent: 26 June 2019 16:05
To: 'Marmont Developments' [REDACTED]
Cc: Ben Daines [REDACTED] Anita Gardner
[REDACTED]
Subject: RE: EP/64/19/DOC

Adrian,

Thank you for confirming which surface water drainage scheme is being proposed. I have the following comments:

1. Layouts need to clearly identify the formation and finish level proposed for permeable paving.
2. Please can invert levels and not depths be expressed at each manhole.
3. The size and fall of all pipes needs to be clearly labelled on the plan.
4. Catchpit locations need to be clearly marked on the plan.
5. The factor of safety used in calculations needs to be revised to be compliant with requirements set out within CIRIA. Please refer to our checklist for further information on this.
6. Please can an impermeable area plan be provided.
7. Please can pipe numbers used in calculations be provided on the layout to facilitate my review.
8. The invert level of the permeable paving modelled is incorrect. Please can a cap volume depth also be modelled.

I have attached the latest version of our checklist which it may be beneficial for Ambiental to see and complete.

Kind Regards,

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

Arun is Working in Partnership with Chichester District Council

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Save the environment - think before you print.

From: Marmont Developments [REDACTED]

Sent: 18 June 2019 15:57

To: Anita Gardner

Cc: Laura Gibbons; Ben Daines; [REDACTED]

Subject: EP/64/19/DOC

Hello Mrs Anita Gardner,

Drainage Solution:

Sorry the details submitted were not clear as to which surface water drainage detail we intended to follow. Historically we have prepared our own surface water drainage design using dedicated software which follows BRE Guideline (digest 365) and have done so successfully for some time. For Lime Tree Close even though ground water levels are reasonably deep the soil infiltration rate is not particularly good and to reach drainage requirements using traditional concrete rings with granular back fill the size and depth of these would be very large and shown on drawing LTC.U/GSERVICES.002 which is attached to document LTC.GW.002. Although we have good experience with construction design surface water is not an area we specialise in so in this instance and in consideration of the slow infiltration rate we decided to instruct the specialist consultants Ambiental who have designed a shallow drainage strategy and it is this we intended to be accessed as part of our application. We included document LTC.GW.002 as this also contains details of the bore holes, trial pit testing, information on historic bore holes located very close by etc.

Legal Drainage Maintenance:

On completion our solicitors Bates & Albon will formalize as follows:

The shared and communal areas which include the surface water drainage and storage will be jointly owned by the future owners of the 7 new houses. Covenants will ensure the proper future maintenance and repairs and it is proposed a managing agent will deal with the day to day running of this space. Covenants will also link the drainage system located on the land of each property to future maintenance and repair. A sinking fund will be collected to cover all yearly maintenance and repairs as well as building a fund to cover future major works. If further information is required I am sure Chris Albon of Bates & Albon would be pleased to provide this and have copied him to this email.

Maintenance Program:

We have amended the general management and maintenance plan to be site specific and this will be added to the legal documents referred to above. Attached amended plan.

Would be pleased to provided any further information and have copied in:

ECE Planning
Laura Gibbons
Chris Albon

Regards

Adrian Marmont
For & on behalf of



The Pure Group

Award Winning Home Builders & Renovators



Surface Water Drainage Proposal Checklist

This 'Surface Water Drainage Proposals Checklist' has been designed to clearly define Arun District Council's and Chichester District Council's expectations and requirements for any surface water drainage proposals, submitted for appraisal by the council's Engineers, during the planning process.

Please be aware that it is in your interest to provide all of the requested information, as this will allow the council's Engineers to quickly and efficiently review your proposals. The omission of any requested information may lead to delays in the planning process.

This document will be of help to any applicant, or drainage consultant, preparing to submit a 'Discharge of Conditions Application' relating to surface water drainage conditions. Alternatively, it can also be used earlier in the planning process, if the applicant wishes to avoid pre-commencement conditions relating to surface water drainage. The Town and Country Planning Regulations now require pre-commencement conditions to have the prior agreement of the applicant regarding their wording and use. Therefore, if you wish to avoid pre-commencement conditions, in relation to surface water drainage, you will need to submit proposals that provide the information requested in this checklist and also align with the requirements of the following documents:

'Supplementary Requirements for Surface Water Drainage Proposals'. (Arun DC)

'Supplementary Requirements for Surface Water Drainage Proposals'. (Chichester DC)

By submitting all of the information requested by this checklist you will enable the council's Engineers to determine whether your proposals follow the hierarchy for sustainable drainage and will adequately drain the site.

Please be aware that it will be difficult for the council's Engineers to undertake a timely assessment of your application if you fail to provide any of the information requested.



Surface Water Drainage Proposal Checklist

Ground Investigation Results				
Results Required	Results Provided?			
Winter groundwater monitoring results (Please refer to guidance note 1 below)	Yes		No	
Period of winter groundwater monitoring Note 1	From	DD/MM/YYYY		
	To	DD/MM/YYYY		
Maximum recorded groundwater level	mAOD mBGL			
Winter infiltration test results Note 2	Yes		No	
Date of winter infiltration testing	DD/MM/YYYY			
Details of the location and depth of the infiltration testing Note 3	Yes		No	
Minimum infiltration rate Note 4	m/s			

Guidance Notes

1. Groundwater monitoring should be undertaken during the wet winter months, (October to March) to enable the peak annual groundwater levels to be established. The extent of winter monitoring should be discussed with the council's Engineers.
2. Infiltration testing should be undertaken during the wet winter months, (October to March) and in line with BRE365, or a similar approved method. Tests should be repeated 3x, to replicate saturated ground conditions.
3. Infiltration testing should be undertaken at the location and depth of any proposed infiltration structures. This must be above the maximum recorded groundwater level in that vicinity.
4. The minimum infiltration rate obtained at the location and depth of the proposed infiltration structures should be used to inform the design of the structures.

Proposed Method of Surface Water Disposal				
Infiltration	Yes		No	
On-site, via soak-away structures				
If on-site infiltration is not to be used, has justification for this been provided? Note 5	Yes		No	
Attenuation (on-site) with a restricted discharge to a watercourse on, or adjacent to, the site	Yes		No	
Attenuation (on-site) with a restricted discharge to a surface water sewer on, or adjacent to, the site	Yes		No	
Attenuation (on-site) with a restricted discharge to a foul water sewer on, or adjacent to, the site	Yes		No	

Guidance Notes

5. If on-site infiltration is not being used to drain the site you will need to provide evidence that demonstrates on-site infiltration is unviable.

Drainage Design: Supporting Calculations						
Calculations Required				Calculations Provided?		
Infiltration Structures	Half-drain time for 10 year event (plus climate change allowance)	Yes		No		Hours
	Half-drain time for 100 year event (plus climate change allowance)	Yes		No		Hours
	Calculations demonstrating that the 1 in 100 year event, plus climate change allowance can be accommodated on-site. Note 7	Yes		No		
	Lowest base level of infiltration structure					mAOD mBGL
	Has the design sought to provide treatment of potential contaminants? i.e. hydrocarbons.	Yes		No		
Attenuation and Subsequent Restricted Discharge	Pre-development run-off rate calculations	Yes		No		l/s
	Proposed discharge rate Note 6					l/s
	Calculations demonstrating that the 1 in 100 year event, plus climate change allowance can be accommodated on-site. Note 7	Yes		No		
	Has the design sought to provide treatment of potential contaminants? i.e. hydrocarbons.	Yes		No		
	If your proposed scheme incorporates any impermeable lined attenuation features we require calculations to demonstrate that appropriate resistance to floatation (due to groundwater levels) is catered for in the design	Yes		No		
	If you propose discharging into or altering an ordinary watercourse; have you sought Ordinary Watercourse/Land Drainage Consent? Note 8	Yes		No		
	If discharging to a watercourse, piped system or the sea, has the proposed drainage network been modelled against predicted top water levels for the 1 in 100 year storm event plus climate change allowance, within the existing system? Note 9	Yes		No		

Guidance Notes

- Any proposed discharge rate must be less than, or equal to, the pre-development rate. Greenfield sites must use the mean flow rate (Q_{bar}). Additionally, if you are developing a brownfield site, we expect you to provide fully detailed plans of the existing surface water drainage arrangements on site, including impermeable areas, gullies, outfalls, pipes & diameters, manholes, etc.
- The appropriate factor of safety from the table below must be applied to your calculations to ensure your design is fully in accordance with CIRIA R156/ CIRIA C609.

Factor of Safety Table						
Size of Area to be Drained	Consequences of failure					
	No damage or inconvenience		Minor inconvenience, e.g. surface water on car park		Damage to buildings or structures or roads.	
	Cv=1.0	Cv=0.75	Cv=1.0	Cv=0.75	Cv=1.0	Cv=0.75
<100 m ²	1.5	2	2	3	10	13
100m ² to 1000m ²	1.5	2	3	4	10	13
>1000m ²	1.5	2	5	6.5	10	13



8. Ordinary Watercourse/Land Drainage Consent will need to be sought, ideally in parallel with planning permission, if you propose discharging into, culverting or altering a watercourse.
9. Modelling is required to ensure that problems, such as surcharged outfalls, are addressed.

Plans/Drawings/Diagrams				
Required	Provided?			
Plan detailing the location of groundwater monitoring and infiltration testing	Yes		No	
Detailed drainage layout plan Note 10	Yes		No	
Construction detail plans Note 11	Yes		No	
Exceedance flow route plans Note 12	Yes		No	
Impermeable area plan	Yes		No	
If ground levels are being raised $\geq 300\text{mm}$ above existing levels and is unavoidable, have fully detailed plans been provided, together with drainage proposals, to address any potential drainage related issues.	Yes		No	
If any part of the development site is within recognised flood plain i.e. 1 in 100 & 1 in 200 year fluvial/tidal events, have plans been provided showing the extents, together with any proposals for ground raising/displacement within these areas. Note 13	Yes		No	

Guidance Notes

10. Drainage layout plans should include:
 - All surface water drainage pipes labelled with; diameters, pipe materials, falls and invert levels.
 - All infiltrating and attenuating structures (including permeable paving) labelled with; dimensions, invert and cover levels.
 - All manholes labelled with; cover levels, invert levels, cover types detailed.
 - All silt traps clearly labelled with sump depths.
 - Control structures with outflow rates and invert levels.
 - Proposed/existing levels of any areas subject to ground raising, together with suitable measures/detailed drawings for the associated management of surface water runoff. Please note that ground raising should be avoided unless there are exceptional circumstances.
11. Site specific construction detail plans should be supplied if your proposed drainage scheme includes any of the following elements: pipe bed and surround; infiltrating structures; attenuating structures; manholes; catch-pits/silt traps; control devices; permeable paving; headwalls.
12. Unless specifically requested by the council's drainage engineers 'Exceedance Flow Route Plans' are only required for developments of more than 5 properties.
13. Product 4 'Detailed flood risk assessment mapping data' (available from the Environment Agency) must also be provided in support. Plans/details will be required to mitigate any unavoidable loss of flood plain/storage. Please also be aware that Environment Agency approval of such proposals will also be required.

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