

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 10 June 2022 10:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Subject: RE: Planning Consultation on: FG/65/22/DOC

Please find enclosed our response prepared by our external consultants.

Regards

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: Thursday, April 14, 2022 2:48:28 PM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: FG/65/22/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: FG/65/22/DOC
Registered: 14th April 2022
Site Address: Paddock House 44 Ferringham Lane Ferring BN12 5LU
Description of Works: Approval of details reserved by condition imposed under FG/115/1/PL relating to condition 7-surface water drainage.

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 April 2022**.

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

Obafemi Okusipe

Planning Case Officer- Arun District Council

Telephone: 01903737645

Email: obafemi.okusipe@arun.gov.uk

PLCOND00 (ODS) 2020

At this stage we **would not recommend discharge of conditions** until the following comments are addressed.

1. Additional information is required on the design drawings.

Further to our previous comments please provide construction detail drawings for all components including:

- A manufacturer specification for the geo-cellular soakaway crates.
 - The drainage layout plan should include a scale bar.
 - The location of the access point to facilitate the maintenance of the geo-cellular soakaway should be shown on the drawings.
 - A full detailed specification for the permeable surfacing system should be provided, this must include manufacturer specific details and the depth of the sub-base (an indicative design excluding structural calculations and without confirmed sub-base depths is not sufficient at the DOC stage).
 - The cross section drawing of the geo-cellular soakaway should include a note confirming that the geotextile will be permeable.
2. The applicant should confirm that all SuDS are located outside of the root protection zones (RPZ) for the trees located within gardens of the adjacent properties.
 - In particular, the applicant should confirm that the geo-cellular soakaway is located outside of the RPZ for the trees adjacent to little paddocks (road / lane).
 - This is particularly important in this case as the site lies within an area designated as having a Tree Preservation Order (TPO).
 3. The applicant should provide a statement or sketch plan to confirm that surface water flows will not be directed into the property in the event that the soakaway was to fail, or if its capacity is exceeded. This is particularly important if the rear door of the properties provide an access which is flush to the ground level, i.e. with no raised threshold.
 4. If the drainage calculations only account for runoff draining from impermeable surfaces, then the calculations should apply a CV of 1.0.
 - The requirement to use CV 1.0 is based on recent clarifications from HR Wallingford, which suggest the values of 0.84 and 0.75 often used are in error, and confirm that a value of CV = 1 should be used in situations where runoff from only the impermeable areas is considered.
 - It is noted that CV 1.0 is only considered applicable to the sizing of the SuDS, and pipework may still be designed to lower values.
 5. A full copy of the infiltration test results, including drain down times for each test, should be provided.
 - Whilst we appreciate the lowest value for infiltration has been used, and that the final infiltration test results have been provided on the drainage layout plan, we still require evidence of the testing to include the drain down times for each test conducted (75% and 25%), as well as pit dimensions, so these calculated infiltration rates can be confirmed.

- This is to ensure that all testing is carried out in accordance with BRE365.
- 6. The Groundwater monitoring results show groundwater levels ~500mm below the surface. The base of the ring soakaways, and geocellular soakaway, are located below this level. The base of the permeable surfacing sub-base is not confirmed and may also be below this level. This will not be permitted as the base of any infiltration SuDS must be located above the groundwater table.

The use of FEH rainfall data would be preferred, however, in this case due to the small scale of the proposed development, FSR rainfall is considered acceptable.

It is also noted that recent changes have been made to climate change allowances (May 2022). As this proposal was submitted prior to these changes being made, this does not need to be considered as part of this submission.