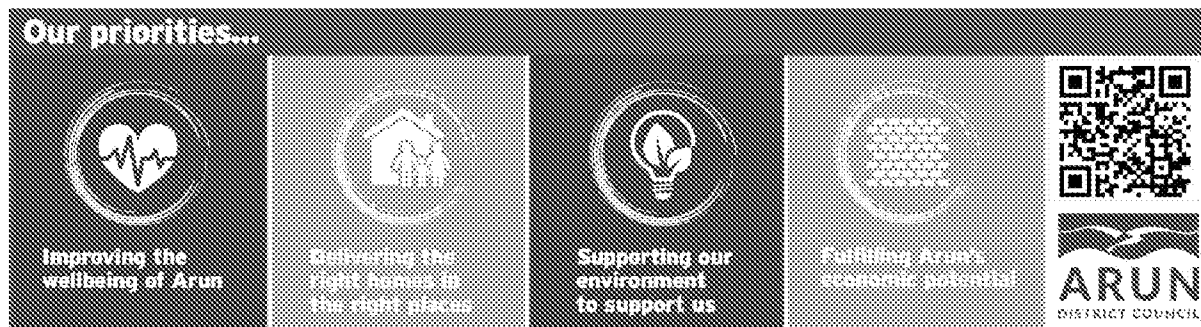


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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 23 September 2022 16:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Katie Sharp <Katie.Sharp@arun.gov.uk>
Subject: RE: Planning Consultation on: FP/76/22/DOC

Please find enclosed our consultants response in respect to conditions 12, 13 and 14. These comments also impact on condition 8 in part.

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services

T: 01903 737819
E: paul.cann@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: Monday, May 9, 2022 10:48:41 AM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage [REDACTED]
Subject: Planning Consultation on: FP/76/22/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: FP/76/22/DOC
Registered: 5th May 2022
Site Address: Land North of Felpham Felpham
Description of Works: Approval of details reserved by condition imposed under FP/248/20/PL relating to conditions 8-levels, 12-surface water drainage, 13-discharge flows to watercourses, 14-maintenance and management of surface water drainage system and 21-Landscape and Ecological Management Plan.

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 **23rd May 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

Katie Sharp

Planning Case Officer- Arun District Council

Telephone: 01903 737832

Email: katie.sharp@arun.gov.uk

PLCOUNDO (008) 2020

Date: 16/09/2022

Land North of Felpham, Felpham

Planning Reference: FP/76/22/DOC

At this stage we would not recommend discharge of conditions until the following comments are addressed in relation to conditions 8,12,13 and 14 (FP/248/20/PL)

No updated flood level data in relation to the 1 in100 year plus CC fluvial flood level has been provided to address the concerns raised by ADC Drainage Engineer per correspondence dated 27/04/2021. Without the information on the flood level then it is not clear as to whether the proposed land raising encroaches within the extent of the 100yr +CC flood extent which would then require flood mitigation measures and further consultation with the Environment Agency.

No updated calculations have been provided with the application. Hydraulic calculations should be provided to demonstrate that the detailed proposals comply with the principles set out in the site-Specific Flood Risk Assessment. The updated calculations should be provided with clear information on the detailed contributing areas.

No Winter Groundwater monitoring has been provided with this application. This is required to ensure that there is no loss in attenuation volume in the extended swale as a result of the high groundwater.

No infiltration testing to BRE 365 is provided. This is required to determine whether infiltration techniques can be used on this site, including any shallow infiltration potential in the Multi-Use Sports Pitch,

Clarification on the function and interaction of the storage bed below the multi-Sports pitch, in relation to the wider surface water design needs to be provided. Based on the current lowest level of the proposed main playing pitch (3.40m) and the design of the formation level of the storage medium (3.38m) would indicate only 20mm of potential storage being offered.

Maximum water level in the ditch needs to be shown and clarification in relation to the potential interaction with the adjacent building and foundations

The current typical section detail of the swale is insufficient. A detailed cross section construction and construction details of the extended swale is required with clear information provided on the base and top of bank levels as well as how the banks tie in the adjacent existing and proposed levels.

The headwall construction details, with information on the design levels etc.. need to be provided for each specific headwall.

A specific construction for the Controlflow chamber needs to be provided specific with the proposed 25mm orifice being proposed.

Details of how the proposed parking and access road are being drained needs to be provided.

For ease of reference the conditions are noted as follows from the decision notice FP/248/20/PL:

8 No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels in the changing facilities building, levels of the car park, the access road and details of the surfacing of the senior football pitch and the 2 five-a-side pitches have been submitted to, and been approved in writing by the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and the proposed completed height of the changing facilities building with the surrounding area. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and the adjacent land, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission

12 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a precommencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

13 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

14 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to,

and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences