

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 06 May 2021 10:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Consultation on: FP/80/21/DOC

Engineers Comments Regarding Surface Water Drainage

The applicant is proposing that surface water is discharged to the watercourse on the site as infiltration has been found to be unviable. We agree that this is the most appropriate method of surface water disposal, however, the design requires some modification before I can recommend approval.

At present there is no effort made to restrict or slow the discharge rate of surface water to the ditch. It is difficult to discern an appropriate discharge rate due to the history of the site. Technically it is fair to consider the site a brownfield site as a house was formerly located there (before the fire in 2006) and it is assumed that there is existing hard standing on site as the design notes state that "redevelopment of this site will considerably reduce the impermeable areas and run off". However, we have no evidence to substantiate this claim, no historic floor plans, no photos, no previous impermeable area plan and no proposed impermeable area plan. If we consider the site as brownfield then policy indicates that we should expect 50% betterment on the existing discharge rates.

In order to better understand the existing system I would expect the pre-development runoff rate calculations to be provided, even if these are to show that the new design will require no restriction of flow due to the reduction in impermeable area.

In addition, even if no storage is required to attenuate flows before a restricted discharge (ie tanks or ponds/basins prior to an orifice or Hydrobrake) then we would still like to see effort made to slow the rate of discharge in other ways. It is suggested that the use of water butts with diverter kits could achieve this to an extent. It is unclear whether a driveway is being introduced for the development, but if so, diverting surface water through lined permeable paving would have the dual benefit of slowing flows and providing water treatment.

In addition to the above comments we would wish to see the following additional details:

1. A sumped manhole provided upstream of the headwall where the pipes connect.
2. If inspection chambers aren't provided on all pipe connections then please include a construction detail drawing for these junctions.
3. A note regarding pipe materials and cover types on inspection chambers/manholes on layout.
4. Please include hard bed, soft bed and top of bank levels on the headwall construction detail drawings.

Kind Regards

Sarah Burrow
Engineering Assistant, Engineering Services

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Current working pattern: Monday 8am-2.30pm, Tuesday 8am-5.30pm, Wednesday 8am-5pm, Thursday 8am-5.30pm, Friday 8am-11.30am.

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 08 April 2021 12:19

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: FP/80/21/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: FP/80/21/DOC

Registered: 31st March 2021

Site Address: MOW COTTAGE WORMS LANE FELPHAM

Description of Works: Approval of details reserved by condition imposed under FP/64/19/PL relating to conditions(s) 5 - Surface Water Drainage, 6 - Discharge to Watercourses, 8 - Schedule of Materials, 10 - Decentralised Energy & 14 - Lighting Specifications

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 **22nd April 2021**.

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

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONDOC (ODS) 2020