




From: Laura Gibbons
Sent: 13 February 2019 15:57
To: Andrew Wood
Subject: FW: F/30/18/PL

Engineers Further Comments Regarding Surface Water Drainage

Further details have been provided. However, I still have a number of concerns regarding the proposals. Therefore, my request for conditions ENGD2B, ENGD4A and ENGD5A to be applied still stands. My further comments are:

1. The ultimate point of surface water disposal has not been detailed. The calculations of reservoir area are based on a discharge of 20l/s from this. Yet I do not know where they are proposing on discharging at 20l/s. It has not been demonstrated that there is sufficient room on site to effectively drain the proposed impermeable areas.
2. Quoting BGS borehole records for groundwater levels is not sufficient. We require winter groundwater monitoring October to March inclusive.
3. Infiltration still needs to be fully investigated.
4. I still recommend network rail is consulted, they are proposing on excavating close to the railway line to significant depths.

For completeness I have included the proposed conditions in full below:

ENGD2B

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 pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Informative

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

ENG D4A

The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1 and W DM2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

Informative

Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council – land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

ENG D5A

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.

Regards,

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

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Arun is Working in Partnership with Chichester District Council
Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

From: John Hall [REDACTED]
Sent: 07 February 2019 11:00
To: Anita Gardner; Laura Gibbons
Cc: Steve Burgess; David Moore - Consulting [REDACTED]
Subject: F/30/18/PL

Hello Anita & Laura,

Ref: F/30/18/PL

Please see the attached Flood Risk Assessment prepared by the Civil Engineering Practice + 2 sets of Appendices relative to our application for Multispan Polytunnels & Reservoir at Wicks Farm, Ford. I suspect, that due to the size of the documents, they did not all upload fully with the original application.
Anita – Please could you check that these documents are all reloaded to the planning portal?

Laura – These documents probably answer some of your queries raised in your email to Anita Gardner at ADC dated 4th February 2019 (attached); but please let me know if you require further information.

Many thanks, John.

John Hall MBA MCIOrt
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