

From: Thomas Callaway
Sent: 25 June 2015 16:40
To: Planning.Responses
Subject: RE: Planning Consultation on: F/7/15/OUT

Comments as for F/9/14:

Engineers comments in respect to surface water drainage:

The applicant states that surface water will be discharged to a sustainable drainage system. This should prioritise the use of infiltration, and the drainage design should consider peak groundwater levels and soil percolation rates. Controlled discharge of surface water to the ditch must only be considered once infiltration to the ground has been investigated and ruled out as unsuitable. Some infiltration may be possible and this is encouraged. Ditches require maintaining, and a 3 metre easement with suitable access is required. Any proposed structures within the ditch (such as culverted crossings) require land drainage consent. A SuDS/drainage maintenance manual will be required for the site, detailing responsibility, type of maintenance and frequency of maintenance for all unadopted drainage.

Please apply standard conditions ENGD2A, ENGD4A, ENGD5A and ENGD6A.

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 BRE 365, 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 30% 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 are also enclosed for information.

Regards

Tom Callaway

Thomas Callaway | Drainage & Coastal Engineer, Engineering Services, Arun District Council | Location: Second Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716019 | E-mail: Thomas.Callaway@arun.gov.uk

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 22 May 2015 12:18
To: Thomas Callaway
Subject: Planning Consultation on: F/7/15/OUT

To: **Engineers (Fluvial Flooding)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

APPLICATION F/7/15/OUT

NO:

Registered: 30th April
2015

Site Address: Land south of Burndell Road Yapton BN18 0HR

Grid Reference: 498552 102892

Description of Works: Outline application for residential development comprising 45 dwellings. Formation of access onto Burndell Road (Resubmission following F/9/14/PL) - This application also lies within the parish of Yapton. This application is a Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 25-JUN-15.

You can also monitor the progress of this application through the Council web site: www.arun.gov.uk/planning

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.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any

comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Dan McEwan who can be contacted on telephone number 01903 737776.

Regards

Planning Officer

consultee_email
