

From: Thomas Callaway
Sent: 01 September 2016 13:00
To: Planning.Responses
Subject: RE: Planning Consultation on: LU/201/16/RES

Surface water drainage:

I am concerned that a large geocellular soakaway is proposed in one of the locations with the poorest soil infiltration rates. The calculations suggest that this structure will struggle to drain the surface water, and that is not even using the slowest rate found in the location of the proposed soakaway. Oversizing structures would be fine if the half drain time were 48 hours and the capacity doubled, for example.

Generally, the soakaways should be designed to the nearest recorded infiltration rate rather than an average for the general area. Shallow soakage is preferred however the groundwater level does seem to be relatively low. It may be worth undertaking some shallow soakage tests to investigate potential for permeable pavements etc to reduce the load on large soakaway structures.

Some of the calculations indicate that water will not be contained by all of the structures in the worst case storm. If this is to be the case, we would require an assessment of where the excess water will flow to and ultimately be stored. It must not run off the site or pond in an area that would cause a nuisance. It would be much better to contain this water in the system.

Ultimately, the areas of the site that do not drain very well should be drained to soakage structures in areas that do drain well. Long half drain times will not be acceptable, and if soakage alone cannot take the 1 in 100 year storm plus 30% (after investigating further shallow soakage), then connecting part of the site to the surface water sewer may be a last resort. I would expect that it is possible to drain the whole site to soakage structures without causing a problem however. The conditions would need to be discharged through a DOC application.

Regards

Tom Callaway

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

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 02 August 2016 13:04

To: Thomas Callaway

Subject: Planning Consultation on: LU/201/16/RES

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

APPLICATION NO: LU/201/16/RES

Registered: 27th July
2016

Site Address: Windroos Nursery Worthing Road Littlehampton BN17 6LY

Grid Reference: 503578 103376

Description of Works: Approval of reserved matters following outline consent
LU/229/10/ for appearance, landscaping, layout & scale for 85
No. dwellings

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 01-SEP-16.

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 David Innes who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email
