

From: Laura Gibbons
Sent: 04 February 2019 15:27
To: Planning.Responses
Cc: Anita Gardner; Michael Eastham
Subject: RE: Planning Consultation on: LU/379/18/RES

Engineers Comments Regarding Surface Water Drainage

The wider drainage strategy for the development has allowed for 5l/s from parcel A2 and 5l/s from parcel B6. The surface water drainage plan submitted states that discharge will be limited to these rates. However, the proposal for parcel A2 is unacceptable, we do not permit attenuation tanks to be located beneath play equipment. Furthermore, no calculations have been submitted to demonstrate that there is adequate space within either parcel for surface water drainage features. I believe there is also currently conflict between the proposed planting scheme and drainage scheme. Surface water drainage features should not be designed to be within potential root protection areas.

Until further information is submitted I object to the proposals as submitted as it has not been demonstrated that the sites can be drained with the constraints proposed, i.e. landscaping and play areas. I have attached our checklist which explains the level of detail we require for discharge of conditions applications, however, I recommend drainage is given full consideration at this stage as a result of the confined nature of the parcels.

Regards,

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

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 15 January 2019 15:29
To: Land Drainage
Subject: Planning Consultation on: LU/379/18/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 LU/379/18/RES

NO:

Registered: 15th January
2019

Site Address: Parcel A2/B6 Hampton Park Toddington Lane Littlehampton
BN17 7PL

Grid Reference: 503311 103690

Description of Works: Approval of reserved matters following outline consent
LU/47/11/ for 50 No. dwellings. This application may affect the
setting of a listed building.

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 14-FEB-19.

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 Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer



Surface Water Drainage Proposal Checklist

Foreword

Before completing this checklist you are advised to read “Arun/Chichester District Council Supplementary Requirements for Surface Water Drainage Proposals”.

The Surface Water Drainage Proposals Checklist is designed to clearly outline Arun/Chichester District Council’s expectations and requirements for Surface Water Drainage Proposals and to expedite their review. This document should be used when completing Discharge of Conditions Applications or if the applicant wishes to avoid pre-commencement conditions relating to surface water drainage.

The Town and Country Planning Regulations now require pre-commencement conditions to have the prior agreement of the applicant regarding their wording and use. If an applicant wishes to avoid surface water drainage pre-commencement conditions they will need to submit detailed surface water drainage proposals in line with the Surface Water Drainage Proposal Checklist.

The below details are required to enable Arun/Chichester District Council to examine if proposals follow the hierarchy for sustainable drainage and if the design will adequately drain the site.

N.B. It will be difficult for Arun/Chichester District Council to undertake an appropriate and therefore timely assessment of your application if you answer “no” to any of the questions below, or if you fail to provide any of the information requested.

Checklist

Winter groundwater monitoring results included	Y/N
Winter infiltration test results included	Y/N
Period of winter groundwater monitoring	
Maximum recorded groundwater level (AOD)	
Date of infiltration testing	
Depth of infiltration testing	
Minimum infiltration rate recorded (At location of infiltrating structure)	
Plan showing the location of winter groundwater monitoring and infiltration testing included	Y/N
Method of surface water disposal proposed (Delete as appropriate)	Infiltration / Attenuation with discharge to watercourse / Attenuation with discharge to surface water sewer / Attenuation with discharge to foul sewer
If infiltration is <u>not</u> to be used: Justification supplied	Y/N
If infiltration is proposed: half drain time for 10 year event + climate change allowance (hours)	

If infiltration is proposed: half drain time for 100 year event + climate change allowance (hours)			
If infiltration is proposed: lowest base level of infiltrating structure			
If attenuation is proposed: calculations of pre-development runoff rates included *	Y/N	Rate	l/s
If attenuation is proposed: is proposed discharge rate less than or equal to pre-development rate?*	Y/N	Rate	l/s
Calculations included demonstrating that the 1 in 100 year plus climate change event can be accommodated on site**	Y/N		
If proposing an impermeable lined attenuation feature/s, calculations included demonstrating that resistance to floatation (due to groundwater levels) is achieved and catered for in the design	Y/N/Not applicable		
If alterations or discharge to an ordinary watercourse is proposed: has Ordinary Watercourse Land Drainage Consent been sought?	Y/N		
Drainage layout plans included***	Y/N		
Construction detail plans included****	Y/N		
Exceedance flow route plans included (Not required for <5 properties)	Y/N/Not applicable		

*If developing brownfield sites, please provide fully detailed plans of the existing surface water drainage arrangements on site, including impermeable areas, gullies, outfalls, pipes & diameters, manholes, etc.

**If infiltration is proposed the following factor of safety should be applied to calculations (in accordance with CIRIA R156/ CIRIA C609)

Size of Area to be Drained	Consequences of failure					
	No damage or inconvenience		Minor inconvenience, e.g. surface water on car park		Damage to buildings or structures or roads.	
	Cv=1.0	Cv=0.75	Cv=1.0	Cv=0.75	Cv=1.0	Cv=0.75
<100 m ²	1.5	2	2	3	10	13
100m ² to 1000m ²	1.5	2	3	4	10	13
>1000m ²	1.5	2	5	6.5	10	13



***Please note that drainage layout plans should include:

- All surface water drainage pipes labelled with; diameters, pipe materials, falls and invert levels.
- All infiltrating and attenuating structures (including permeable paving) labelled with; dimensions, invert and cover levels.
- All manholes labelled with; cover levels, invert levels, cover types detailed.
- All silt traps clearly labelled with sump depths.
- Control structures with outflow rates and invert levels.
- Proposed/existing levels of any areas subject to ground raising, together with suitable measures/detailed drawings for the associated managing of surface water runoff. Please note that ground raising should be avoided unless there are exceptional circumstances.

****If your proposed drainage scheme includes any of the following elements site specific construction detail plans should be supplied: pipe bed and surround; infiltrating structures; attenuating structures; manholes; catchpits/silt traps; control devices; permeable paving; headwalls.