

From: Laura Gibbons
Sent: 18 April 2019 12:06
To: Planning.Responses
Cc: Stuart Corbey
Subject: RE: Please find attached amendment on planning application Ref: LU/59/19/PL

Engineers Comments Regarding Surface Water Drainage

Revised information has been submitted which details the existing surface water drainage for the site and provides proposals for attenuation and discharge into this network. I have the following comments on the proposals:

1. The proposals are to attenuate water and discharge at a rate of 5l/s, yet greenfield runoff rates are 0.3l/s. We would require that proposed discharge rates are reduced to 2.5l/s, this rate is achievable without increasing the risk of blockage to unacceptable levels. A hydrobrake with a minimum sump depth of 300mm should be provided.
2. Attenuation volume has been calculated for the 30 year event only. We require that the 30 year plus 40% climate change event is attenuated and it must also be demonstrated that water remains on site for the 1 in 100 year plus 40% climate change event.
3. The strategy states that infiltration will be investigated, this is in line with the hierarchy for sustainable drainage. Groundwater monitoring and infiltration testing are required within the winter months.
4. The proposed attenuation tank appears to clash with the existing surface water drainage network. Clarification must be provided as to how the two will interact. Invert levels and cover levels of the proposed drainage must be provided.
5. Will the proposed drainage channel have a sump?
6. Construction detail drawings need to be provided.
7. Our checklist should be completed and all relevant details submitted as outlined within this.

It has not been demonstrated that there is adequate capacity within the existing network and there are many details outstanding, including determination of the potential for infiltration. I would therefore request the following condition is applied (PCENG02):

"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.

And the accompanying informative (INFORMD)

"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."

Regards,

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

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@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: 08 April 2019 15:20

To: Land Drainage

Subject: Please find attached amendment on planning application Ref: LU/59/19/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: LU/59/19/PL

Registered: 19-FEB-19
Site Address: Land at Watersmead Business Park Worthing Road
Littlehampton BN17 6LS

Grid Reference:

Category: Plan Applicat'n

Description of Works: Installation of 5 No. 'vehicle-to-ground' lifts, HVAC plant units, a canopy cover over the associated service yard area for a temporary period of five years, installation of 3 No. level access doors, minor alterations to internal access road including widening works, creation of a new spur, provision of a pedestrian footbridge & associated lighting & drainage

infrastructure provision.

I am able to inform you that I have received an amendment to the above application dated 5th April 2019 relating to:- Updated proposed plans and arboricultural information

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 12th May 2019.

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.

[Click here to make further comments](#)

The officer dealing with this application is Stuart Corbey who can be contacted on telephone number 01903 737765.

Thanking you in anticipation

Planning Case Officer

pmec21_email
