

From: Laura Gibbons
Sent: 15 July 2019 11:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: M/53/19/PL

Engineers Comments Regarding Surface Water Drainage

The application is within flood zone 3, the Environment Agency should therefore be consulted.

The applicant has submitted some details of the surface water drainage proposals. However, no winter groundwater monitoring results have been provided, the date of infiltration testing is unclear and no drawings have been submitted to demonstrate the proposals.

I would recommend that the applicant refers to our surface water drainage checklist which clearly sets out the level of information that we require if pre-commencement conditions are to be avoided.

If further information is not provided prior to determination please apply the following condition to ensure the development is adequately drained.

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.

INFORM0

"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)

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Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 01 July 2019 11:06

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: M/53/19/PL

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

APPLICATION NO: M/53/19/PL

Registered: 25th June
2019

Site Address: 7 Alleyne Way Elmer Middleton-On-Sea PO22 6JZ

Grid Reference: 498867 100203

Description of Works: Demolition & erection of 1 No. dwelling.

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-AUG-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

consultee_email



Surface Water Drainage Proposal Checklist

This 'Surface Water Drainage Proposals Checklist' has been designed to clearly define Arun District Council's and Chichester District Council's expectations and requirements for any surface water drainage proposals, submitted for appraisal by the council's Engineers, during the planning process.

Please be aware that it is in your interest to provide all of the requested information, as this will allow the council's Engineers to quickly and efficiently review your proposals. The omission of any requested information may lead to delays in the planning process.

This document will be of help to any applicant, or drainage consultant, preparing to submit a 'Discharge of Conditions Application' relating to surface water drainage conditions. Alternatively, it can also be used earlier in the planning process, 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. Therefore, if you wish to avoid pre-commencement conditions, in relation to surface water drainage, you will need to submit proposals that provide the information requested in this checklist and also align with the requirements of the following documents:

'Supplementary Requirements for Surface Water Drainage Proposals'. (Arun DC)

'Supplementary Requirements for Surface Water Drainage Proposals'. (Chichester DC)

By submitting all of the information requested by this checklist you will enable the council's Engineers to determine whether your proposals follow the hierarchy for sustainable drainage and will adequately drain the site.

Please be aware that it will be difficult for the council's Engineers to undertake a timely assessment of your application if you fail to provide any of the information requested.



Surface Water Drainage Proposal Checklist

Ground Investigation Results				
Results Required	Results Provided?			
Winter groundwater monitoring results (Please refer to guidance note 1 below)	Yes		No	
Period of winter groundwater monitoring Note 1	From	DD/MM/YYYY		
	To	DD/MM/YYYY		
Maximum recorded groundwater level	mAOD mBGL			
Winter infiltration test results Note 2	Yes		No	
Date of winter infiltration testing	DD/MM/YYYY			
Details of the location and depth of the infiltration testing Note 3	Yes		No	
Minimum infiltration rate Note 4	m/s			

Guidance Notes

1. Groundwater monitoring should be undertaken during the wet winter months, (October to March) to enable the peak annual groundwater levels to be established. The extent of winter monitoring should be discussed with the council's Engineers.
2. Infiltration testing should be undertaken during the wet winter months, (October to March) and in line with BRE365, or a similar approved method. Tests should be repeated 3x, to replicate saturated ground conditions.
3. Infiltration testing should be undertaken at the location and depth of any proposed infiltration structures. This must be above the maximum recorded groundwater level in that vicinity.
4. The minimum infiltration rate obtained at the location and depth of the proposed infiltration structures should be used to inform the design of the structures.

Proposed Method of Surface Water Disposal				
Infiltration	Yes		No	
On-site, via soak-away structures				
If on-site infiltration is not to be used, has justification for this been provided? Note 5	Yes		No	
Attenuation (on-site) with a restricted discharge to a watercourse on, or adjacent to, the site	Yes		No	
Attenuation (on-site) with a restricted discharge to a surface water sewer on, or adjacent to, the site	Yes		No	
Attenuation (on-site) with a restricted discharge to a foul water sewer on, or adjacent to, the site	Yes		No	

Guidance Notes

5. If on-site infiltration is not being used to drain the site you will need to provide evidence that demonstrates on-site infiltration is unviable.

Drainage Design: Supporting Calculations						
Calculations Required				Calculations Provided?		
Infiltration Structures	Half-drain time for 10 year event (plus climate change allowance)	Yes		No		Hours
	Half-drain time for 100 year event (plus climate change allowance)	Yes		No		Hours
	Calculations demonstrating that the 1 in 100 year event, plus climate change allowance can be accommodated on-site. Note 7	Yes		No		
	Lowest base level of infiltration structure					mAOD mBGL
	Has the design sought to provide treatment of potential contaminants? i.e. hydrocarbons.	Yes		No		
Attenuation and Subsequent Restricted Discharge	Pre-development run-off rate calculations	Yes		No		
	Proposed discharge rate Note 6					l/s
	Calculations demonstrating that the 1 in 100 year event, plus climate change allowance can be accommodated on-site. Note 7	Yes		No		l/s
	Has the design sought to provide treatment of potential contaminants? i.e. hydrocarbons.	Yes		No		
	If your proposed scheme incorporates any impermeable lined attenuation features we require calculations to demonstrate that appropriate resistance to floatation (due to groundwater levels) is catered for in the design	Yes		No		
	If you propose discharging into or altering an ordinary watercourse; have you sought Ordinary Watercourse/Land Drainage Consent? Note 8	Yes		No		
	If discharging to a watercourse, piped system or the sea, has the proposed drainage network been modelled against predicted top water levels for the 1 in 100 year storm event plus climate change allowance, within the existing system? Note 9	Yes		No		

Guidance Notes

- Any proposed discharge rate must be less than, or equal to, the pre-development rate. Greenfield sites must use the mean flow rate (Q_{bar}). Additionally, if you are developing a brownfield site, we expect you to provide fully detailed plans of the existing surface water drainage arrangements on site, including impermeable areas, gullies, outfalls, pipes & diameters, manholes, etc.
- The appropriate factor of safety from the table below must be applied to your calculations to ensure your design is fully in accordance with CIRIA R156/ CIRIA C609.

Factor of Safety Table						
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



8. Ordinary Watercourse/Land Drainage Consent will need to be sought, ideally in parallel with planning permission, if you propose discharging into, culverting or altering a watercourse.
9. Modelling is required to ensure that problems, such as surcharged outfalls, are addressed.

Plans/Drawings/Diagrams				
Required	Provided?			
Plan detailing the location of groundwater monitoring and infiltration testing	Yes		No	
Detailed drainage layout plan Note 10	Yes		No	
Construction detail plans Note 11	Yes		No	
Exceedance flow route plans Note 12	Yes		No	
Impermeable area plan	Yes		No	
If ground levels are being raised $\geq 300\text{mm}$ above existing levels and is unavoidable, have fully detailed plans been provided, together with drainage proposals, to address any potential drainage related issues.	Yes		No	
If any part of the development site is within recognised flood plain i.e. 1 in 100 & 1 in 200 year fluvial/tidal events, have plans been provided showing the extents, together with any proposals for ground raising/displacement within these areas. Note 13	Yes		No	

Guidance Notes

10. 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 management of surface water runoff. Please note that ground raising should be avoided unless there are exceptional circumstances.
11. Site specific construction detail plans should be supplied if your proposed drainage scheme includes any of the following elements: pipe bed and surround; infiltrating structures; attenuating structures; manholes; catch-pits/silt traps; control devices; permeable paving; headwalls.
12. Unless specifically requested by the council's drainage engineers 'Exceedance Flow Route Plans' are only required for developments of more than 5 properties.
13. Product 4 'Detailed flood risk assessment mapping data' (available from the Environment Agency) must also be provided in support. Plans/details will be required to mitigate any unavoidable loss of flood plain/storage. Please also be aware that Environment Agency approval of such proposals will also be required.

Version 2.0 (13.06.2019)