

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Sign up to our newsletter [here](#)



From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 01 March 2022 11:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: P/15/22/DOC

Engineers Comments Regarding Surface Water Drainage

We note that construction appears to have commenced on site. The pre-commencement conditions have not been discharged, and therefore construction should cease immediately.

We have the following comments on the drainage conditions.

Condition 9

1. No winter groundwater monitoring has been completed. Observed perched groundwater at 1m depth in August is noted within the report. This is not winter groundwater monitoring. Even when infiltration is not deemed suitable we require on site winter groundwater monitoring to establish peak seasonal groundwater levels and ensure that attenuation design appropriately considers and resists flotation. Please complete and supply winter groundwater monitoring.
2. No winter infiltration testing has been completed. It is considered that infiltration is unlikely to work here, however this should be supported by on site infiltration testing.
3. The catchment area diagram in Appendix F has been cut and does not show the full extents of this plan. Please provide the full plan.
4. FSR rainfall has been used in design calculations, please use FEH 2013 data.

5. Please model a surcharged outfall, with a surcharged water level set to equal top of bank level.
6. Please detail if an urbanisation allowance has been applied to impermeable areas.
7. We note that the levels of the ditch are shown to drop away sharply nearly the point of proposed connection. Please check all ditch levels on site. Please also provide downstream culvert invert levels, as well as soft and hard bed levels of the watercourse. An extended outfall pipe is proposed to get the discharge to the area where the watercourse is deeper. However, it may be that soft bed levels are shown upstream and that a discharge point closer to the hydrobrake and drainage features is actually achievable with necessary maintenance completed to the watercourse.
8. The proposed invert levels of outfalls are not clear (please clearly define them on plan), however upstream manhole inverts show that outfalls will not meet our minimum requirement for clearance between bed level and invert level of outfall pipes. As an absolute minimum we require 150mm.
9. Finish and formation level of permeable paving must be labelled on layout plan.
10. All pipes must be labelled with diameter and fall.
11. Please label gully cover levels on plan.
12. Hydrobrake unit reference must be stated on plan.
13. Please show connections from permeable paving areas to the piped network.
14. Exceedance flow plan has been cropped, please supply the full plan.
15. Please supply site specific construction detail drawings of permeable paving, pipe bed and surround, gullies, manholes, catchpits, attenuation pond (a minimum of two perpendicular cross sections), attenuation tank, headwalls to basin, hydrobrake, outfalls to watercourse, etc.
16. Flotation calculations for the basin and tank will be required.
17. We note that a foul treatment plant is proposed on site, it is a shame that development in the area has not been considered more broadly as the large sites nearby will shortly mean a foul sewer is provided within close proximity. Discharge to a foul sewer would be preferred to the use of a treatment plant and discharge to watercourse.

Condition 10

Please supply evidence of ordinary watercourse land drainage consent for both the surface water and foul water connections.

Condition 11

It is not suitable to fully review the maintenance manual at this time before design has been agreed. However, we have the following initial comments:

1. Please detail how maintenance will be funded, i.e. will a charge be levied on residents?
2. Please add to maintenance of ponds- annual removal of tree saplings.
3. Please detail inspection and replacement of liners.
4. Please detail inspection, greasing and movement of bypass door on hydrobrake and frequency of this.

5. Please include maintenance of gullies and pipes.
6. Please include maintenance of ordinary watercourse for which the development will have riparian responsibility for. Please include a layout plan which clearly defines the watercourse extents.

Given the extent of information which is missing, including a lack of winter groundwater monitoring results, we would support a refusal of this application at this time.

We would recommend that the applicant refers to our guidance notes and checklist for further information on our requirements for a discharge of conditions application. These documents can be found here: [Drainage Planning Consultations | Arun District Council](#) on Arun District Councils website.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 17 February 2022 10:19

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

Subject: Planning Consultation on: P/15/22/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: P/15/22/DOC

Registered: 9th February 2022

Site Address: Land adjacent to Sefter School House Sefter Road Bognor Regis PO21 3EE

Description of Works: Approval of details reserved by condition imposed under ref P/116/19/OUT relating to Condition Nos 9 - surface water drainage, 10 - discharge flows to

watercourses, 11 - maintenance & management of surface water drainage, 12 - foul drainage assessment, 13 - contamination, 14 - Construction Management Plan and 15 - Arboricultural Impact Assessment.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **3rd March 2022**.

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.

Yours sincerely

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCOND00 (008) 2020