

[REDACTED]

From: MarkHobbs [REDACTED]
Sent: 07 May 2021 11:46
To: sarah.burrows@arun.gov.uk
Cc: 'Glynn Curtis' [REDACTED] Simon Davis <Simon.Davis@arun.gov.uk>
Subject: P/38/21/PL - Little Sefter Planning Application - Proposed Drainage Condition

Dear Sarah

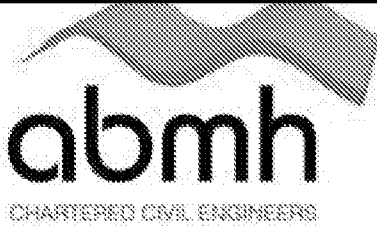
Further to our conversation this morning regarding the LPA surface water consultation we respond as follows:

- Infiltration testing on site was shown not to be viable – refer to the geotechnical report – which has been readily accepted by the LPA.
 - We therefore surmise that the subsequent ground water monitoring is not required as soakaways are not feasible
 - Thus proposed Planning Condition PCENG2 should be amended to exclude *'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'*
- The proposed restricted run off from the development has been set at 5l/s in line with DEFRA recommendations as the default minimum flow rate to avoid overburdensome/frequent blockages occurring.
 - We appreciate that the site is small and that the greenfield site runoff rate would be lower than 5l/s, tending to 2l/s.
 - However, proposing a flow control restricting flows to 2l/s would in our opinion lead to a significant increase of blockage risk as the flow control will have a smaller orifice.
 - Given that the system proposes a storage pond/swale with a wetted portion below the outlet level, and the feature is not tanked, then some infiltration and spare capacity will be present.
 - However, our concern is that the feature is a natural feature within a wooded glade, and thus twigs/leaves/vegetation will be regular sources of debris that could cause a blockage of the flow control. Obviously we can provide screening to the outlet headwall from the pond/swale, though that will only move the blockage upstream.
 - We would suggest that a 5l/s flow control would have an adequate orifice to cater for the majority of blockage issues without overburdensome maintenance regime.
 - It is suggested that a 2l/s flow control would only be prudent within a sealed/closed system such as outlet from sealed tanks/porous paving systems where the risk of blockage through debris is extremely unlikely.
 - We trust that after reconsidering the system proposed and the wider natural benefits that it offers that you can agree to the proposed 5l/s restricted discharge rate in this instance.

Trust all is clear and I look forward to hearing from you shortly.

Kind Regards
ABMH Civils Ltd

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From: Glynn Curtis [REDACTED]
Sent: 05 May 2021 19:09
To: MarkHobbs [REDACTED]
Cc: Neil Cairns [REDACTED]
Subject: Little Sefter Planning Application - Proposed Drainage Condition

Hi Mark,

Please see attached email from the Planning Officer – can you confirm an appropriate response I should return please.

I am assuming we can accept the condition as proposed? I am concerned re the comment on runoff rate being 2l/s as opposed to your design being 5l/s – does this impact on anything we need to address now or will it all be readily addressable with the post approval condition submissions? Does it make much of a difference to the pond sizing?

Can you confirm the winter monitoring comment was appropriately addressed in your planning stage design so that we will be able to address the drainage condition to enable a start on site later this summer, assuming permission is granted?

Give me a call if you need to discuss, I would like to reply back to the planning officer asap.

Thanks in advance.

Regards

Glynn Curtis MCIAT



For and on behalf of
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