

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 07 May 2021 15:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Consultation on: P/38/21/PL

Dear Simon,

Following contact from the client's engineer and a review of the documents, may I ask that you alter the recommended condition to remove the requirement for ground investigations (to save confusion as these have already completed)?

The reworded condition and informative should read:

"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. 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

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 on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

Many thanks and kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815



Current working pattern: Monday 8am-2:30pm, Tuesday 8am-5:30pm, Wednesday 8am-5pm, Thursday 8am-5:30pm, Friday 8am-11:30am.

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Sarah Burrow

Sent: 05 May 2021 13:35

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

Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: Planning Consultation on: P/38/21/PL

Engineers Comments Regarding Surface Water Drainage

The applicant has considered and incorporated a surface water drainage strategy into the design and application. Infiltration testing has shown that infiltration is not a viable method for draining surface water on the site, therefore the applicant is proposing that surface water is drained to a balancing pond before discharging at a restricted rate to the watercourse on site. The proposed strategy is acceptable however there are details which require amendment, these will affect the calculations and the Drainage Layout, most importantly increasing the capacity of the pond and changing the hydrobrake.

The applicant has proposed a restricted run off rate post-development of 5l/s. This is significantly higher than the greenfield runoff rate and will not be acceptable for an approved design. It is expected that the runoff rate is reduced to 2l/s with features to reduce risk of blockage incorporated into the design.

Therefore please apply standard condition PCENG2 (copied below) if you are minded to approve the application to avoid flood risk being increased elsewhere as a result of the development.

In addition to the above there are other matters that the applicant needs to address before making an application to discharge the condition (DOC), I have listed these below in numerical format for ease of reference:

1. Please provide the raw data and any associated reports for the groundwater monitoring and infiltration testing, including exact monitoring dates, locations and water levels.
2. Ordinary Watercourse consent will be required for permission to discharge flows to the watercourse and construct the proposed outfall, the application can be made via [Ordinary watercourse land drainage consent - West Sussex County Council](#) and will be dealt with by the Principle Drainage Engineer at ADC. Please provide the consent as part of the DOC application documents.
3. Please label all pipes with their falls.
4. Please provide a sump at SW7.
5. Please label invert and cover levels of ACO channel.
6. No construction detail drawings have been submitted at this stage, please provide construction detail drawings for all components of the surface water drainage system
 - ACO Channel

- Inspection chambers (with and without sump)
- Pipe junctions
- Pipe bed and surround
- All headwalls (inlet to pond, outlet from pond to Hydrobrake, outlet to new ditch). Headwall construction details should be site specific and include hard bed, soft bed and top of bank levels.
- Site specific Hydrobrake detail
- Pond and new ditch, each will need two perpendicular cross sections clearly labelled with invert level, top of bank level, width at base, and width at top. Please also provide details of the strata proposed.

PCENG D2

"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:

INFORM D

"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 on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

Kind Regards

Sarah Burrow

Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk

Current working pattern: Monday 8am-2.30pm, Tuesday 8am-5.30pm, Wednesday 8am-5pm, Thursday 8am-5.30pm, Friday 8am-11.30am.

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

www.arun.gov.uk



Sign up to our newsletter [here](#)

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 18 March 2021 11:19
To: Land Drainage [REDACTED]
Subject: Planning Consultation on: P/38/21/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: P/38/21/PL
Registered: 17th March 2021
Site Address: Little Sefter Farm Pagham Road Pagham
Grid Reference: 489511 100777
Description of Works: Extension to existing agricultural barn. This site may affect the setting of a listed building & is in CIL Zone 5 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 1st May 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 <https://www.arun.gov.uk/development-plan> as can the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

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 Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020