





* Note that these comments are based on amended drawings which were not accepted by ADC due to the impending expiry date but that the Engineer was able to review)

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Sent: 20 July 2021 12:05

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Planning Consultation on: P/84/21/DOC

Hi Simon,

Thanks for sending the latest information over. Please see my comments in *blue*.

Condition 6- surface water drainage design

1. Please can the applicant submit a catchment area plan

Please see attached *okay*

2. Please can the applicant submit greenfield runoff calculations

Please see attached. *okay*

Proposed flow rate is as based on planning approved rates. Given site restrictions and ADC preference for no surface water pumping, we have maximised high level storage and used 625mm flat permeable paving for storage. There is no scope to reduce site run-off rate further. *okay*

3. Please can the applicant submit winter groundwater and infiltration testing here. We have had previous discussions directly with the applicant's consultant, but the testing/ monitoring information should be submitted with this application.

Please see attached winter groundwater monitoring. *okay*

Given groundwater levels are high and bedrock strata is Clay, infiltration methods are not proposed. We unfortunately cannot propose a permeable geotextile membrane with the permeable block paving to utilise storage and permeability of the Storm Beach deposits (gravel), as this is not compliant with Southern Water's requirements with discharge to sewer. We will only seek to discharge the freedraining entrance

path area to the deposits in accordance with the approved planning arboricultural consultant's requirements within the tree protection zone. *okay*

4. Please detail formation level of permeable paving on plans.

Please see revised drawing. These are detailed accordingly. *Formation levels and diffuser inverts appear to be at odds. Some diffuser inverts appear to be below formation level of pp. Please either revise or add further formation levels to make this clear.*

5. Please state hydrobrake reference on both layout and construction detail.

Please see revised drawings. *Reference number not included on layout or detail.*

6. Please show hydrobrake bypass door, operating rope and fixing and construction detail.

Please see detail, with unit specified. Not required for shallow chambers, in accordance with manufacturer's recommendations. Invert is <1.0m from cover level – can be accessed by hand from ground level for clearance & emergency maintenance. *I cannot understand how safe operation will be possible in times of blockage without a bypass door. A bypass door should be provided.*

7. Please confirm if lowest invert of sub-base and correct slope are modelled correctly in calculations.

We can confirm the invert levels and slope are modelled correctly, having done a sense-check, and included invert and cover levels of permeable paving. *okay*

8. Please supply evidence of southern waters acceptance of proposals. E.g. S106 approval and capacity check.

S106 Application has been submitted, with an application processing delay due to issues at Southern Water's end (Developer Services Portal issues). We are unfortunately still awaiting technical approval from Southern Water; however, we will supply the Approval Notice as soon as available. A chase with Southern Water indicates this should be imminent. *awaited.*

With regard to the request for a capacity check; the infrastructure and connection charges (OFWAT Charging Rules) place the onus on the sewerage undertaker to reinforce their network should there no longer be sufficient capacity to serve the new development. Funding for this is provided by revised charging arrangements for infrastructure and connection charges for each dwelling constructed comprising a Network Reinforcement Charge and Site-Specific Charges. The revised charging arrangement (funded by the developer) covers alterations to the Existing Sewer Network and the sewerage undertaker remains responsible for the cost of reinforcing their Strategic Assets. The developer is responsible for connecting the development to the public sewer network.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

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



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 16 July 2021 13:14
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Subject: RE: Planning Consultation on: P/84/21/DOC

Hi Laura,

We have had a further submission of details in response to this. I had asked for it by the 12th July in order to allow a new 14 days consultation to Engineers (8 week expiry is the 27th July) but it came in on the 15th so I am going to advise them that we will refuse the drainage discharge. This is further complicated by the fact that I am away for 6 days from the 23rd so have to get it written up on the 22nd or before.

I attach their email in case you can look at it before the 22nd but I am not expecting or even asking you to do this. Note that I haven't updated the website with the new plans.

However, there is a separate levels condition which I am happy with but I wanted to know if you are ok if I approve the levels or would that need to wait until the drainage is agreed?

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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