

From: Anita Gardner
Sent: 06 December 2018 10:35
To: Planning.Responses
Subject: FW: R/190/18/PL - 2 dwellings, St Marys Close, Rustington

Please scan as a consultee response

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Save the environment - think before you print.

From: Laura Gibbons
Sent: 06 December 2018 08:19
To: Anita Gardner
Subject: RE: R/190/18/PL - 2 dwellings, St Marys Close, Rustington

Hi Anita,

The wording I have for ENG2B (removing the winter groundwater modelling bit) is:

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 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.

I would like this applied.

I need to raise this issue with Neil as I keep getting asked about it. There seems to be inconsistencies between the latest conditions we have and those that the planners have.

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From:

Anita Gardner
Sent: 05 December 2018 17:03
To: Laura Gibbons
Subject: R/190/18/PL - 2 dwellings, St Marys Close, Rustington

Hi Laura,

Your comments in respect of the above application stated:

Please apply ENGD2B with the requirement for winter groundwater monitoring removed.

Soakaways must be investigated for surface water disposal.

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 BRE 365, 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 are also enclosed for information.

It is noted that winter groundwater monitoring results were supplied with the application. These evidence that groundwater levels were circa 2.2m or deeper in February to April 2018.

One set of infiltration testing results were provided, this test was completed in the summer and at 2.8m depth. We will need to see the results of winter percolation tests that are completed at the designed depths. I.e. shallow tests where permeable paving is proposed. And then tests at a depth less than 2.2m below ground level for the trench soakaways.

To discharge the condition the applicant will need to provide; infiltration test results, calculations evidencing there is sufficient capacity in the system, more detailed layout drawings, and construction detail drawings.

I can't pull through a standard condition ENGD2B since it doesn't exist on our system anymore. Can you confirm if the wording below is acceptable?

Development shall not commence 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, the recommendations of the SUDS Manual produced by CIRIA.

No 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.

Thanks
Anita

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