

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

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From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 06 June 2022 12:23

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

Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>; Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: RE: Planning Consultation on: WA/33/22/DOC

Please find enclosed our response in relation to condition no.3, prepared by our external consultants.

Regards

Paul Cann
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: Monday, April 11, 2022 3:03:29 PM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage [REDACTED]
Subject: Planning Consultation on: WA/33/22/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: WA/33/22/DOC
Registered: 11th April 2022
Site Address: 1 The Chase Fontwell Walberton BN18 0GR
Description of Works: Approval of details reserved by condition imposed under WA/124/21/HH relating to condition 3-surface water drainage.

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 **27th April 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

Kathryn Welch

Planning Case Officer- Arun District Council

Telephone: 01903 737789

Email: kathryn.welch@arun.gov.uk

PLCONDOC (ODS) 2020

At this stage we **would not recommend discharge of conditions** until the following comments are addressed.

1. Our records show the original discharge of conditions for The Chase (Application Dated 2007), included a proposed linear soakaway at the rear of the property, which drained the entire building.
 - The applicant should confirm the existing drainage for the site and determine whether the new soakaway will replace the existing soakaway. All inflows to the existing soakaway will need to be accounted for in any replacement design, alongside the proposed extension.
 - If the new soakaway will sit adjacent to the existing soakaway a 10m easement will be required between the 2 soakaways (due to possible interference).
 - If there is an un-consented surface water connection to the foul sewer network this may need to be removed, due to the site being located within the Lindsey treatment area. This can be discussed further if surveys differ from the previous submitted design showing the soakaway.
2. Additional information is required on the design drawings.
 - A manufacturer specification for the crates is required.
 - The drainage layout plan should include a scale bar.
 - The location of the access point to facilitate the maintenance and inspection of the soakaway should be shown on the drawings.
3. Two pipes on the proposed drainage layout are located very close to the wall of the extension and could potentially interfere with the foundations in this area. If this is proposed as shown, details should be provided to demonstrate how the pipe run will not impact the foundations. Regardless of whether this drainage run is shown indicatively on the drainage layout plan, a more precise drawing should be submitted to show the actual proposed location.
4. A plan showing the location of both the infiltration test trial pit and groundwater monitoring point should be provided.
5. The site is located in a groundwater source protection zone (Zone 2), as a result it is necessary to confirm that the proposed soakaway will not present an undue hazard to underlying groundwater.
 - Evidence of an agreement with Environment Agency (EA) is required to be submitted to show that the use of soakaways at this location is acceptable to the EA. This is relevant as the site is located within a groundwater Source Protection Zone (SPZ 1).
 - Details of any mitigation measures used to prevent pollutants reaching the groundwater table should be provided, e.g. if the EA request downpipe covers are used.
6. The applicant should confirm that the soakaway is located outside of the root protection zone (RPZ) for the trees located within gardens of the adjacent properties.
 - If the soakaway is located within the RPZ, details of any mitigation measures required to protect the tree(s) during construction, for the lifetime of the development, must be provided.

7. The applicant should provide a statement or sketch plan to confirm that surface water flows will not be directed into the property in the event that the soakaway was to fail, or if its capacity is exceeded. This is particularly important if the rear door of the property provides an access which is flush to the ground level, i.e. with no raised threshold.
8. The infiltration test results should include the 75% and 25% drain down times for each test, in addition to the pit dimensions used for the testing.
9. If the drainage calculations only account for runoff draining from impermeable surfaces, then the calculations should apply a CV of 1.0.
 - It is noted that a safety factor of 3 has been used. If CV 1.0 is applied as requested above, the safety factor can potentially be reduced to 1.5.
 - The requirement to use CV 1.0 is based on recent clarifications from HR Wallingford, which suggest the values of 0.84 and 0.75 often used are in error and confirm that a value of CV = 1 should be used in situations where runoff from only the impermeable areas is considered.
 - It is noted that CV 1.0 is only considered applicable to the sizing of the SuDS, and pipework may still be designed to lower values.

The use of FEH rainfall data would be preferred, however, in this case due to the small scale of the proposed development, FSR rainfall is considered acceptable.

It is also noted that recent changes have been made to climate change allowances (May 2022). As this proposal was submitted prior to these changes being made, this does not need to be considered as part of this submission.