



From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 09 November 2020 12:38

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

Cc: Paul Cann <Paul.Cann@arun.gov.uk>; Andrew Wood <Andrew.Wood@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>; Roger Spencer <Roger.Spencer@arun.gov.uk>

Subject: RE: Planning Consultation on: WA/50/20/RES

Engineers Comments Regarding Surface Water Drainage

At this stage there appears to be no surface water drainage information provided by the applicant. Condition 3 on the Decision Notice for application reference WA/26/18/OUT states that 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 same condition stipulates that the surface water drainage scheme must be supported by groundwater monitoring and infiltration testing, both carried out in the winter months. The detailed surface water drainage scheme can be agreed later, however, at this stage there are elements of the proposed layout, particularly relating to the root protection areas of retained trees, the location of plot 6 and all of the garages, which may make the drainage design more complicated and/or challenging.

In the outline application (reference WA/26/18/OUT), the applicant indicated that they intended for “the surface water from the proposed development be disposed of with purposed built soakaways in the gardens of each property at least five metres from the property and three metres from adjoin [sic] property boundaries.”

When the required easements are applied (5m from buildings, including garages, and 2.5m from property boundaries), and all root protection areas are excluded, most units cannot be drained using soakaways. In addition our mapping shows that there is a foul water sewer running along the eastern boundary of the site, within plot 6,

this would also require easements in agreement with Southern Water. Whilst permeable paving remains an option, diffuser units would have to be located 5m from the properties and plots 3-6 would be drained to the north.

No topographical survey has been submitted for the site, but a desk study of lidar data (below) suggests that the site slopes from north to south, with a change in elevation of up to 3m. Our knowledge of the drainage situation in West Walberton Lane leads us to believe that groundwater is likely to be high in the area. Both of these factors make draining the site via permeable paving north of plots 3-6 more complicated if not impossible.

Not following the hierarchy for sustainable drainage due to lack of space is unacceptable. Surface water drainage must be considered at the earliest opportunity and form part of the layout development process. Without winter groundwater monitoring and winter infiltration testing there is no way of determining the area take up required for an infiltrating surface water drainage solution. Leaving drainage design until after a layout has been agreed will likely unduly prejudice drainage design and not allow for the hierarchy for sustainable drainage to be followed.

Furthermore, if infiltration is found to be unviable following winter groundwater monitoring and infiltration testing, surface water will need to be drained to a watercourse or sewer. In this case there are no watercourses in the immediate vicinity of the site and therefore water would have to go to a sewer, given the site's location within the Lidsey Treatment Catchment, it is unlikely this would be acceptable to Southern Water and therefore there would be a significant risk that the agreed layout would not be implementable.

It is believed that if surface water drainage is considered in conjunction with arboricultural limitations, an implementable layout can be designed. However, at this stage, this is not the case and due to the factors listed above **I object** to the proposal.

It is worth noting that a previous consultation by one of my colleagues on application reference WA/7/19/RES did not raise an objection to the proposed layout. At the time of the consultation the Arboricultural Report was not available and she would not have been aware of the limiting factor of the tree root protection zones.

To overcome my objection the applicant should complete winter groundwater monitoring and winter infiltration testing and complete calculations to assess the size of structures required. A rough plan should be formed showing where these structures can be provided within the proposed layout. Evidence that no pumping or ground raising would be also be required. Detailed design of the system can be left until discharge of conditions where the applicant should provide the level of information stated within our checklist

<https://www.arun.gov.uk/drainagechecklist>.

Lidar Mapping of the site:



Kind Regards

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Current working hours: Mon 8:00-2:30, Tues-Thur 8:00-17:30, Fri 8:00-11:30

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

Sent: 24 September 2020 09:49

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: WA/50/20/RES

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No: WA/50/20/RES
Registered: 21st September 2020
Site Address: Former Lanes End House West Walberton Lane Walberton BN18 0QS
Grid Reference: 495737 106877
Description of Works: Approval of reserved matters following outline consent WA/26/18/OUT for appearance, landscaping, layout & scale for the demolition of 1 No. dwelling & the erection of 6 No. dwellings (resubmission following WA/7/19/RES).

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 29th October 2020 . 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 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

Andrew Wood

Planning Officer- Arun District Council

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PLCONSULT (ODS) 2020