

[REDACTED]

From: Rebecca Redford [REDACTED]
Sent: 31 May 2019 13:08
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on Y/42/19/DOC

That is appreciated Laura, thank you.

I will check with the applicant and their architect in terms of the details requested.

Kind regards and have a good weekend.

Rebecca

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: Friday, 31 May 2019 13:06
To: Rebecca Redford [REDACTED]
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on Y/42/19/DOC

Rebecca,

The requirements for winter groundwater monitoring and infiltration testing were detailed within the condition imposed on the decision notice for Y/53/16/PL.

The application is within the Lidsey Catchment, which is near capacity. Ground water and surface water inundate the foul system and cause flooding. We therefore even impose one of these conditions upon applications for extensions within the Lidsey Catchment. It should also be noted that we request drainage conditions on applications over two properties anywhere within the district.

Yapton also has a prevalence of clay and high groundwater; frequently surface water drainage schemes require non-standard solutions, whilst ensuring connections are not made to the foul. It is considered that our approach is necessary to ensure that developments are adequately drained and do not increase flood risk elsewhere.

The pre-developed site acts as a diffuse source of surface water, i.e. some water will permeate through the surface and other water will fall off of the hard surfacing to surrounding softer areas. The construction of houses with rainwater pipes creates point sources of surface water.

Building regulation requirements for surface water have not been updated for some time, they do not consider water quality, do not take account of climate change and require a lower return period rainfall event to be designed for. It should be noted however that even within Building Regulations Approved Document H the requirement for establishing winter groundwater levels is stated, as is the requirement for completing percolation testing.

A maintenance manual is required to ensure that the development is adequately drained in the future. Soakaways should be maintained to ensure that they function as designed. For example guidelines suggest that soakaways should be inspected every six months. It is also possible that the drainage solution for this site will require the use of shallow infiltration features such as permeable paving, which also has maintenance requirements.

To summarise, in order to discharge these conditions we do require the information as I previously set out. I would encourage you to look at our supplementary guidance notes (<https://www.arun.gov.uk/surfacewater>) and our surface water drainage checklist (<https://www.arun.gov.uk/drainagechecklist>) for further information. However, should you have any further questions please feel free to get in touch.

Kind Regards,

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