

[REDACTED]

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

Sent: 31 May 2019 13:06

[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)

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From: Rebecca Redford [REDACTED]
Sent: 23 May 2019 18:36
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on Y/42/19/DOC

Thanks for this Simon,

I am a little surprised at the level of details required below. I appreciate I wasn't involved with the original application, indeed the owners have changed as well, so am not aware of the discussions relating to this at application stage.

The site is within flood zone 1 and from the EA website does not appear to have any issues with any form of flooding including surface water. It was used as a scrap yard and so had a hard compacted earth and areas of hard standing as a surface. The scheme approved will increase the amount of grass on the site, natural drainage, and the run off from the houses and hard standing would be dealt with by soak aways built in accordance with Building Regulations – by their very nature they do not require maintenance to the extent a manual is required and are commonly used to great affect in domestic situations.

Can I therefore ask why such details are required – is there an issue in the area that we are not aware of or was this a Council wide requirement for all developments at the time of approval, irrelevant of the flood risk of the site.

If there is a potential that the winter tests are not required this would of course be advantageous to the applicant in terms of potential delays and costs of the development.

Have a good evening,

Rebecca

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: Wednesday, 22 May 2019 16:40
To: Rebecca Redford [REDACTED]
Subject: FW: Planning Consultation on Y/42/19/DOC

Dear Rebecca,

Please see below Drainage response. Please can you provide your response to me in respect of these points.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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

Sent: 22 May 2019 13:49

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

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

Subject: RE: Planning Consultation on Y/42/19/DOC

Engineers Comments Regarding Conditions 3 and 4:

- Winter groundwater monitoring results must be provided.
- Winter infiltration testing (in accordance with BRE365) results must be provided.
- Calculations must be provided demonstrating there is adequate capacity to contain water on site for the 1 in 100 year plus climate change event.
- Construction detail drawings must be provided.
- A maintenance manual must be provided, similar to that set out in the suds manual.

I would recommend that the applicant refers to and completes our drainage checklist

(<https://www.arun.gov.uk/drainagechecklist>) before resubmitting an application to discharge these conditions. The applicant should also refer to our supplementary guidance documents, located here <https://www.arun.gov.uk/surfacewater>.

Regards,

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

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