

From: Nicola Spencer on behalf of Planning.Responses
Sent: 13 April 2022 20:37
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/48/22/DOC
Attachments: Surface Water Drainage Verification Condition Guidance v1.2.pdf

Nicola Spencer
Technical Support Manager,
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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Sarah Burrow
Sent: 13 April 2022 10:01
To: Planning.Responses
Cc: Simon Davis Paul Cann
Subject: RE: Planning Consultation on: Y/48/22/DOC

Engineers Comments Regarding Surface Water Drainage

It is not recommended that conditions 13 and 15 are discharged at this time. The submitted Drainage Verification Report does not meet our requirements and cannot be used as a basis for the updated maintenance manual.

Guidance relating to our requirements for discharging this condition is available at <https://www.arun.gov.uk/surfacewater> however I have also attached a document which details the same and may be passed on to the applicant.

Due to the time required to prepare an updated report and compile the necessary information it is recommended that both conditions are refused and a new DOC submission is made at a later date.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services



Current working pattern: Monday-Friday: 8am - 2:30pm

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 06 April 2022 10:49
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: Y/48/22/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	Y/48/22/DOC
Registered:	5th April 2022
Site Address:	Bonhams Field Main Road Yapton BN18 0DX
Description of Works:	Approval of details reserved by condition imposed under Y/1/17/OUT relating to conditions 13-as built drawings of implemented SuDS scheme and 15-updated copy of Management Manual incorporating any changes as a result of construction/implementation of SuDS system

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 **22nd 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

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

Surface Water Drainage Verification Condition Guidance Note

As part of the planning process for major applications, applicants are often required to submit a verification report for appraisal by the Local Planning Authority's (LPA's) Drainage Engineers. The verification condition is typically required to be discharged prior to occupation/use. This 'Surface Water Drainage Verification Condition Guidance Note' sets out to clearly define the minimum expectations and requirements that verification reports, submitted to LPAs within West Sussex, need to satisfy.

Applicants should be aware that:

- It is in an applicant's interest to provide all the information requested by the guidance note, to enable the LPA's Engineers to quickly and efficiently appraise their submission.
- The omission of information may lead to delays in the planning process.

However, if this guidance note requests information that an applicant does not consider to be relevant to their application:

- In the first instance the applicant should discuss this with the LPA's Drainage Engineer. (The Planning Officer dealing with the application will be able to provide applicants with the appraising Engineer's contact details).

It is recommended that applicants take time, at the outset of the planning process, to familiarise themselves with the requirements set out in this guidance note.

Verification Report Author

The verification report must be completed by an **independent** suitably qualified individual or company. The individual or company completing the report should have suitable professional indemnity insurance and must be independent of the developer/contractor/ subcontractor and had no involvement in the original/proposed scheme, to ensure there is no conflict of interest.

A suitably qualified person or company means an individual or company who has relevant training and experience, e.g. Civil Engineer with at least 10 years' experience of surface water drainage design/construction.

Verification Report Contents

The verification report should include details of all key drainage components evidencing that the construction of these elements has been completed fully in accordance with the approved design (as cited in the Planning Decision Notice).

As a minimum, the verification report should contain the following information:

- Details of author, including independence, qualifications, and experience.
- Clear statement on whether the author believes the constructed surface water drainage is adequate and whether any identified issues will affect the operation, maintenance and performance of the drainage system, now or in the future.
- Dates of inspections undertaken by report author.
- Photographs and details of components inspected. e.g. photographs of excavations, crate installations, sub base construction.

- Confirmation of how key materials were verified, e.g. inspection of goods receipts for key components such as tanks, geomembranes, sub-base materials, flow control devices; inspections and tests of welded membrane joints; etc.
- Commentary on 'As Built' survey, and details of any variations from approved design.
- Confirmation that no trees have been located in areas which would be detrimental to the drainage infrastructure.
- Confirmation that there has been no unauthorised land raising or watercourse infilling/culverting/alterations.
- Where variations have occurred the report shall include supporting evidence to show that the as constructed drainage will meet policy requirements and that these variations have been reviewed and approved by the designer. This may require new calculations to be completed and be provided with the verification report. Any significant deviation from the approved design may require a 'Discharge of Condition' application to be re-submitted.
- Details of remedial works that are required or have been carried out.

We would strongly recommend that the; independent inspecting engineer, the applicant, and their groundworker all keep clear records of their inspections and verification of each surface water drainage element during construction in case further detail is required to support the verification report condition.

'As Built' Drawings

The verification condition requires the supply of 'As Built' Survey Drawings. These should be referenced within the verification report and supplied with it in pdf format. Autocad .dwg (or similar approved) files should be supplied to the LPA engineer upon request.

The 'As Built' Survey shall include:

- Surface water drainage piped network, including pipe diameters, pipe material, pipe gradient, cover levels and invert levels.
- Roads, footpaths, driveways and parking areas with finished levels, including details of surfacing type, noting whether permeable or impermeable
- Soakaway (where applicable) base level, height of soakaway, cover level and plan dimensions.
- Attenuation crate (where applicable) base level, height of crate, cover level and plan dimensions.
- Ponds/ basins (where applicable) incoming pipe invert levels, outgoing pipe invert levels, base level, crest level, embankment (where applicable) height and width, side slope.
- Swale (where applicable) incoming pipe invert levels, outgoing pipe invert levels, base levels, crest level, side slope.
- Permeable Paving (where applicable) base levels, finished surface levels, depth of sub base material.
- Flow control device (where applicable) invert levels, cover level, overflow (where applicable) level.
- Any other surface water drainage elements, e.g. land drains, filter trenches, rain gardens, gullies, channel drains, etc. (where applicable).

This information shall be reviewed against the original approved design any variations must be explained within the verification report.