

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

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 01 July 2021 14:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: Y/58/21/DOC

Dear Simon,

Thank you for reconsulting us on this application. We have the following comments

Condition 8

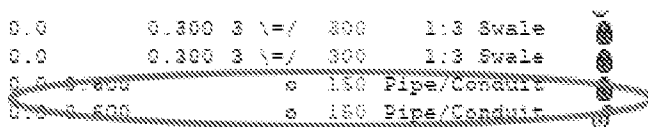
ADC initial comments

Odyssey response 17.06.21

ADC further comments 01.07.21

1. Please confirm distances from infiltration devices to site boundary. Our minimum requirement is 2.5m. We have indicated 2.5m offset from the site boundary and ensured that infiltration blankets are not closer to the boundary than this. *Okay, point closed.*
2. Can infiltration blanket 6 be moved to be solely within one rear garden rather than straddling two? Soakaway serves Plot 113-114 and so would expect this to straddle both gardens to reflect their joint ownership. There is no sufficient space between proposed houses and car ports to fit meaningful soakaway entirely within a single garden *Okay, point closed.*

3. Pipes 3.006 and 3.005 appear to be modelled as swales rather than pipes. Please update. Pipes 3.006 and 3.005 were modelled as pipes not swales (please see below snapshot of submitted calculations) – Arun DC comment incorrect. *Okay, point closed.*

[illegible]

4. Please provide swale cross sections and a long section. Please refer to drawing YAP-130-SK005
5. TP4 has an infiltration rate labelled as $1.8 \times 10^{-6} \text{m/s}$, and this appears to have been used in calculations. The worst case infiltration rate at this location was $1.7 \times 10^{-6} \text{m/s}$. BRE365 test results represented on drawing were based on worst case February results, whereas Arun DC comments refer to March results – TP4 from February is not in the same location as TP4 from March. Drawing 'YAP-130-026G' was updated with March BRE365 test location and prefixes are now added to differentiate between February and March locations. *Okay, point closed, thank you for making testing results clearer.*
6. On drawings it is stated that TP8 had poor infiltration rates. Your ground investigation results appear to show this achieved rates of $1.9 \times 10^{-6} \text{m/s}$ which is better than other areas where you have utilised infiltration in design. Please review all infiltration rates used in design. As above for Comment 5. *Okay, point closed, thank you for making testing results clearer.*
7. The pervious system network drawing states that TP2 had a measured infiltration rate of $1.5 \times 10^{-6} \text{m/s}$, but results indicate that no rate was able to be calculated here. Infiltration has been applied to the design here, when it shouldn't have been. Please review and ensure consistency between measured infiltration rates and those used in design. This will require a review of linkages of paving areas. As above for Comment 5. *Okay, point closed, thank you for making testing results clearer.*
8. The permeable paving areas that are being used for storage because of poor infiltration should all have slightly sloping sub-bases to ensure some conveyance to areas with better infiltration rates. Permeable paving within poor infiltration areas was designed with flat base as the rising water level within sub-base would create hydraulic gradient that would displace water towards areas with better infiltration – no slope necessary. *The hydraulic gradient over the lengths of permeable paving proposed in "no infiltration areas" will be insignificant. The areas where infiltration is exceptionally poor should drain more positively to the areas which have slightly better rates, please gently slope sub-bases. To not provide this will mean that the poor infiltrating areas are likely to have insufficient capacity ahead of storms, which has not allowed for in your calculations or design.*
9. Please provide a construction detail of the diffuser blocks within the permeable paving. Detail now provided – please refer to drawing 'YAP-180-031C5'. *Okay, point closed.*
10. I note from your catchment areas plan that some garages are to discharge water into permeable paving sub-bases. Please clearly indicate on plans how these will connect. I.e. pipes, chambers, diffusers. And provide relevant construction details. Garages are connected via pipes/channels into the surface water system however car ports and link roofs will discharge onto previous pavement. Permeable paving beneath car port roof/link roof is covered and therefore not being utilised. As such, the roof run-off can be transferred and spilled over/above the paving to replicate normal run-off and utilise benefits of permeable paving. Please see detail on drawing 'YAP-130-SK006' of the rainwater pipe discharging above and on top of the permeable paving. *This is not acceptable, flow will be concentrated from these areas, all permeable paving which drains more than the rain falling on it requires formal connections to be made. Where this permeable paving is infiltrating, as per this site, the connections must be 5m away from buildings. This permeable paving should link to other areas due to poor and variable infiltration rates on site.*
11. According to your impermeable areas plan 0.875Ha is draining to permeable paving. Please confirm that this is all included in calculations. The area summary for permeable paving states a total of 0.586Ha. We assume that Arun DC arrived with the area of 0.875 ha as a sum of four components; Car ports and link roofs into pervious paving (0.103 ha), individual driveways (0.186 ha), roads and shared access driveways perv surface (0.464 ha) and footways onto adjacent pervious roads (0.122 ha). First two components, i.e. Car ports/ link roofs and private driveways are not part of the pervious *network* system and were calculated and designed separately - please see "Private Driveways per 100sq.m". We used indicative 100sq.m (with the worst case infiltration obtained on site) to check representative area of drives and car ports – due to number of private drives calculation of each drive separately would be a significant resource requirement with limited benefit as the representative calculations proved that drives will work and there is some spare capacity in the

provided drives. The area of 0.586 ha in the perm paving *network system* accounts for roads/ shared access driveways and footways shedding run-off onto adjacent pervious roads. *As stated above car parts and link roofs drain into the private driveways, yet private driveway calculations assume that the drained area is equivalent to the permeable paving area, this is not acceptable. Due to poor and variable infiltration rates we need to see these areas all linked to the wider permeable paving network.*

Condition 9

It is not suitable to recommend discharge of this condition until the drainage design has been agreed.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk or [REDACTED]

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

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

Sent: 17 June 2021 13:49

To: Land Drainage [REDACTED]

Subject: Planning Re-Consultation on: Y/58/21/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/58/21/DOC

Registered: 7th May 2021

Site Address: Stakers Farm North End Road Yapton BN18 0DU

Grid Reference: 497731 103487

Category: Discharge of Condi

Description of Works: Approval of details reserved by condition imposed under Y/44/17/OUT relating to conditions 6-tree protection, 7-drainage strategy, 8-surface water drainage, 9-maintenance & management of SuDS system, 10-Construction Management Plan, 11-contamination risk, 12-high speed broadband & 25-decentralised & renewable low carbon energy source.

I am able to inform you that I have received an amendment to the above application dated 17th June 2021 relating to: Amended Drainage Plans

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **17th June 2021**.

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.

Yours sincerely

Mr S Davis

Planning Case Officer-Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLRECON_DOC (ODS) 2020