

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 24 June 2022 12:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/60/22/PL

Engineers Comments Regarding Surface Water Drainage

The applicant has supplied a Surface water Drainage Strategy. A recorded infiltration rate of 1.59×10^{-5} m/s has been used for the purposes of the design. This was carried out on site on 17 March 2022 - later than we'd prefer but within the winter window. There is no mention of groundwater monitoring within the main body of the report. Appendix D states that groundwater was monitored over 48 hours prior to the infiltration test and the borehole remained dry to a depth of 1.5m below ground level. For a single dwelling I would expect to see at least two observations over a wet month, typically January or February. I am concerned that the timing of this monitoring period may not have captured the peak groundwater level. However, a safety factor of 2 has been used, which combined with the calculation adjustments described below will reduce risk.

Whilst calculations, site investigations, a drainage layout and construction details have been provided, the following points require addressing to avoid the request for pre-commencement condition PCENDG2:

1. The manufacturer specific details for the Polystorm R crates should be included within the design package.
2. The incoming pipe invert level is not given, this must be set above the critical 1 in 10 year +40% event and shown on the drainage layout.
3. Inspection chambers and silt traps are shown after bends in the pipes. Please ensure these are located on the junctions to remove pipe bends.
4. No detail for the self-draining permeable paving is included. Please show the construction detail for this, including the formation depth.
5. The calculations assume base and side infiltration will be available. We are willing to accept that the proposed soakaway forms an infiltration blanket structure, and as a result, base infiltration is permitted on this occasion, however side infiltration should be set to zero and the design calculations re-run.
6. The infiltration rate calculations provided in the appendix of the surface water drainage report give a value for A_{p-50} of 1.32m^2 . Based on the pit dimensions provided, this value differs from the value calculated using BRE365, ($A_{p-50} = 1.47\text{m}^2$). This result differs by 0.15m^2 (*1/2 the 0.3m^2 base area of the trial pit*) and results in a difference in calculated infiltration rate. This will subsequently affect the drainage calculations. The infiltration rate calculations should be checked to ensure that they are with compliant BRE365 and to apply the correct pit dimensions and A_{p-50} value.
7. If the drainage calculations only account for runoff draining from impermeable surfaces, then the calculations should use a CV of 1.0.

- The requirement to use CV 1.0 is based on recent clarifications from HR Wallingford which suggest the values of 0.84 and 0.75 often used are in error and confirm that a value of CV = 1 should be used in situations where runoff from only the impermeable areas is considered.
- We note that the applicant has used a value of 0.9 for the winter CV and acknowledge there may be justification for doing this if the calculations include some areas of permeable surfacing, such as lawns, which are assumed to drain to the soakaway. If this is the case, justification for the values used should be provided in the surface water drainage report.
- It is noted that CV 1.0 is only considered applicable to the sizing of the SuDS, and pipework may still be designed to lower values.

The use of FEH rainfall data would be preferred, however, in this case due to the small scale of the proposed development FSR rainfall is considered acceptable.

It is also noted that recent changes have been made to climate change allowances. As this proposal was submitted prior to these changes being made, this does not need to be considered as part of this submission.

As the design requires modification I request that condition **PCENG2** is applied to the decision if you are minded to approve the application. If the applicant wishes to update the design to account for my comments and avoid the application being conditioned then I will try to provide a second review of the surface water drainage strategy before the application is determined.

Kind regards

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

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

Sent: 10 May 2022 14:04

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: Y/60/22/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: Y/60/22/PL

Registered: 10th May 2022
Site Address: Longacre Maypole Lane Yapton BN18 0DR
Grid Reference: 497782 104127
Description of Works: Erection of 1 No detached dwelling and garage with shared access from Maypole Lane. This application is a Departure from the Development Plan and this site is in CIL Zone 3 and is CIL Liable as a new dwelling.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 11th June 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://app.planninginspectorate.gov.uk/> 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

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