

From: Simon Davis
Sent: 19 November 2020 17:59
To: Planning Scanning
Subject: FW: Land at Stakers Farm, Yapton - Y/71/20/RES & Y/72/20/RES

Application Correspondence "Re Drainage Queries"

From: Simon Davis
Sent: 19 November 2020 17:58
To: Kate Little [REDACTED]
Cc: Sam Pinkus [REDACTED]
Subject: RE: Land at Stakers Farm, Yapton - Y/71/20/RES & Y/72/20/RES

Hi Kate,

I have looked at your email. I don't fully understand the half draining requirements but I do see your point that this and the other stipulation do not appear to be based on any advertised requirements. To be honest, we planners only make reference to the policies of the development plan on drainage and don't get involved in looking at the Supplementary Requirements for Surface Water Drainage Proposals, CIRIA or British Standards.

I have asked Laura to respond to me next week with her advice on these matters and I will let you know when I have heard from her.

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Kate Little [REDACTED]
Sent: 16 November 2020 12:46
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Sam Pinkus [REDACTED]
Subject: FW: Land at Stakers Farm, Yapton - Y/71/20/RES & Y/72/20/RES

Morning Simon,

Further to the email received last week from Arun's Drainage Engineer and copied below for ease of reference, could I please ask that you provide advice regards two of the design criteria identified as required;

1. ADC criteria - All structures half draining within 24 hours for the 1 in 10 year plus 40% climate change event.

- ADC's Supplementary Requirements for Surface Water Drainage Proposals stipulate the climate change event is applied only to the 100 year event; 'There must be provision to ensure that there is capacity in the system to contain the 1 in 100 year storm event plus 40% on stored volumes, as an allowance for climate change and cater for the 1 in 10 year storm event between the invert of the lowest entry pipe into the infiltration structure and the base. The infiltration structure should also drain 50% of its total volume in 24 hours or less for both the 1 in 10 and 1 in 100 year (plus 40%) storm events, in order to provide spare capacity for subsequent storms.' <https://www.arun.gov.uk/surfacewater/>
- West Sussex LLFA Policy for the Management of Surface Water reads; 'The infiltration structure should drain 50% of its total volume in 24 hours or less for the 1 in 10 year event and for the 1 in 100 year event (unless otherwise agreed with the LPA engineer) in order to provide spare capacity for subsequent storms.' https://www.westsussex.gov.uk/media/12230/ws_llfa_policy_for_management_of_surface_water.pdf
- The site was discussed with Arun's Principle Engineer in emails dated 17th March 2020 & 24 September 2020, please find attached. The requirement to satisfy half emptying for the 1 in 10 year storm was identified. The 40% climate change event was applied only to the 1 in 100 year event.

Structures have been designed to achieve half drainage within 24 hours for the 1 in 10 year storm event as per ADC requirements & WSCC policy and as discussed with the Council's Principle Engineer. Could you please confirm such a policy compliant approach is acceptable?

2. ADC criteria - All pipes achieving 1m/s full bore velocity.

- No reference found within ADC Supplementary Requirements or WSCC policy.
- CIRIA SuDS Manual; 'On very flat sites, it is often not possible to construct piped drainage systems with sufficient falls to achieve minimum self-cleaning velocities, So using shallow SuDS components such as swales, pervious pavements or high capacity linear drainage channels is an advantage in these situations.' https://www.ciria.org/Memberships/The_SuDs_Manual_C753_Chapters.aspx
- British Standard EN 752; 'Where self-cleansing conditions cannot be achieved provision should be made for adequate maintenance activities.'

Maintenance proposals include management routines sufficient to ensure appropriate cleansing. Are you able to please confirm proposals should be designed to align with British Standards, Building Regulations & CIRIA guidance in the absence of local or county level advice or policy?

Dandara's Engineers are working to amend proposals to align with those other criteria identified, we remain keen to work with the authority in addressing concerns and would be happy to accept an informative on any forthcoming planning permission stipulating that drainage proposals remain to be determined.

Kind Regards

Kate Little
Regional Planning Manager

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

Sent: 10 November 2020 15:25

To: Arek Kadlec <[REDACTED]>

Cc: Paul Cann <Paul.Cann@arun.gov.uk>; Chris Harrison <[REDACTED]> Christian O'Brien
[REDACTED] Brian Chamberlain <[REDACTED]> Jonathan Merrick
[REDACTED] Scott Webster <[REDACTED]> Simon Davis
<Simon.Davis@arun.gov.uk>

Subject: RE: Land at Stakers Farm, Yapton - Y/71/20/RES & Y/72/20/RES

Arek,

We are not willing to accept any reduction in what are already our minimum standards. Therefore, please reconsider your scheme and ensure that your design meets the following criteria:

- All structures half draining within 24 hours for the 1 in 10 year plus 40% climate change event.
- All pipes achieving 1m/s full bore velocity.
- All infiltrating devices must cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure.
- All SuDS features must be located outside of the utilisable open space. The LAP must not be within the basin. This is supported by the below text in blue.
- Adequate freeboard must be provided on open SuDS features.

Arun District Council Public Open Space, Playing Pitches and Built Facilities January 2020 SPD:

3.17 *"It is essential that SUDS do not impact on the usable levels of public open space also required as part of new housing developments. SUDS whilst providing benefit in the correct capacity within development, should not be included in the 'usable open space calculations'"*

Appendix 2, p.33 *"Public open space should be: (1) Located within new residential areas in accessible parts of the development avoiding conflict with major hazards such as busy roads and not immediately adjacent to SUDs"*

Appendix 2, p.34 *"Public open space should not be: (4) Including SUDs or drainage areas which whilst an environmental benefit is recognised as not being permanently publicly accessible i.e. in water holding periods."*

Arun Design Guide SPD (Emerging):

Page 69 states that SuDS should be in addition to usable open space.

You may need to consider using shallow conveyance features such as swales. You are always going to have significant difficulty in discharging to shallow infiltration features via piped networks.

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]

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