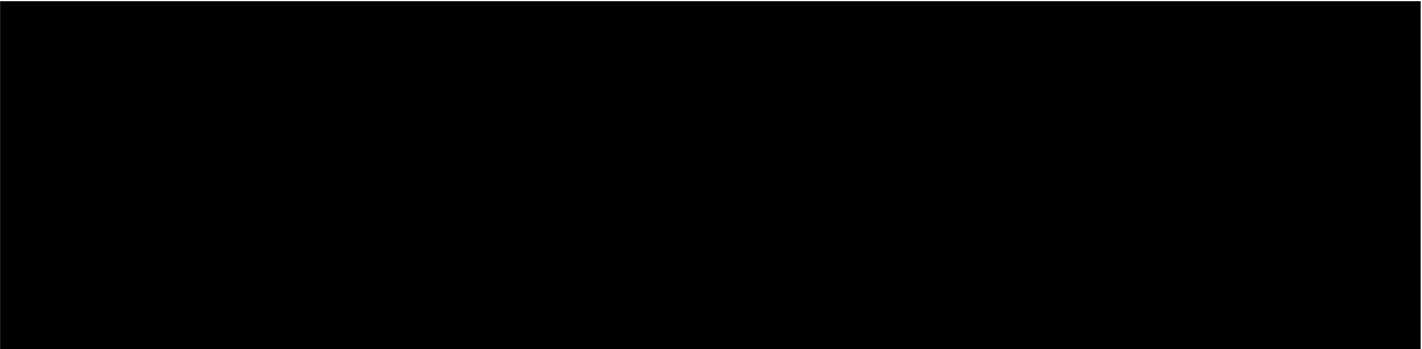




From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 29 October 2019 16:48
To: Chris Slade [REDACTED]
Cc: Jacob Napthine [REDACTED]
Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: Planning Consultation on Y/93/19/DOC

Dear Chris,

Further to your phone call and having reconsidered the Surface Water Drainage Proposal Checklist I can confirm that my advice remains unchanged. Whilst the Guidance Notes regarding groundwater monitoring do specify the period between October and March this relates to *continual monitoring* over the duration of that period to establish the peak groundwater. As we have already established monitoring to this extent is disproportionate for an extension of your clients size. The guidance notes also state that the extent of winter monitoring should be discussed with the council's Engineers.

On the basis of the council agreeing to dramatically reduced monitoring, it is necessary to try and co-ordinate that date with when we expect groundwater to be at its highest, as the expressed purpose is to establish the peak.

It makes sense to use the monitoring to inform your infiltration testing. As I am sure you are aware, an infiltration pit that is deeper than highest groundwater will not produce serviceable data.

On the back of your feedback the department shall be looking to update the guidance notes to make sure that they are clearer for future reference.

Kind Regards

Sarah

From: Sarah Burrow
Sent: 29 October 2019 15:52
To: Chris Slade [REDACTED]
Cc: Jacob Napthine [REDACTED]
Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: Planning Consultation on Y/93/19/DOC

Dear Chris/Jacob

I have looked at your response and amendments. Unfortunately I am not in a position to be able to recommend that condition 4, applied to your application Y/47/19/HH be discharged at this time. The condition clearly states that both groundwater monitoring and percolation testing be completed in winter. It is generally accepted that early October is Autumn.

The informative attached to the condition also suggests that *"The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers."* If this had been done we would have advised you in advance that the testing date you were proposing would be inappropriate to discharge the condition.

In order for me to recommend that the condition is discharged, repeat testing will have to be completed in the winter period, (generally accepted to be December to March). Please also ensure that your trial pit is in accordance with the dimensions dictated by BRE365.

If groundwater monitoring is to be over a 24 hour period rather than extensive monitoring, it will be necessary for you to agree a date of monitoring with us in advance of testing to ensure that measured levels are high enough to reliably inform the design. The agreed date will be dictated by the weather conditions over the winter period.

The amendments to the drawings and calculations are appropriate, however the updated infiltration testing and groundwater monitoring will likely update the design.

I have copied the condition and informative below in case you are unfamiliar with the exact requirements.

Kind Regards

Sarah Burrow

"Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

And the accompanying informative:

INFORMD

"Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

From: Chris Slade [REDACTED]
Sent: 29 October 2019 13:55
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Cc: Jacob Napthine [REDACTED]

Subject: Planning Consultation on Y/93/19/DOC

Dear Sarah

Thank you for your email. Please find comments below in red and revised information attached.

Kind regards

Chris Slade **FIHE**
CGS Civils Ltd



Drainage Design | SuDS | Flood Risk Assessments | Highways | External Works

Richard Cobden House | Lion Street | Chichester | West Sussex | PO19 1LW

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From: Jacob Napthine [REDACTED]
Sent: 25 October 2019 15:36
To: Chris Slade [REDACTED]
Subject: FW: Planning Consultation on Y/93/19/DOC

Hello Chris,

Can you help on the below?

Thanks

Jacob Napthine
[REDACTED]

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 25 October 2019 15:33
To: Planning.Responses [REDACTED]
Cc: Amber Willard [REDACTED]
Subject: RE: Planning Consultation on Y/93/19/DOC

Engineers Comments Regarding Surface Water Drainage Design

At this stage further information is required before it can be recommended that the condition is discharged. Please answer/address the following points and submit and updated proposal.

1. What were the exact dates of both the infiltration and groundwater testing? – 4th October.

2. What was the duration of the groundwater testing – how long was the trial hole monitored for? – 24 hours (generally accepted on extension schemes due to the very minor nature)
3. For future reference, the trial pit dug for the infiltration testing is too small and not in accordance with BRE 365. Guidance states that the pit should be 0.3-1m by 1-3m in area. – Noted although on this occasion we were restricted on space and hand to hand dig to reduce water requirements. There was no access for an excavator or water bowser.
4. Please use Ratio-R value of 0.35 in your calculations – Adjusted and attached.
5. Please provide calculations for the 1 in 100year +40% event half drain time. – Attached (456mins)
6. The pipe must not go into the base of the soakaway, it should be at the top of the crates. Please adjust drawing and levels to reflect this. – Adjusted and attached.
7. Please label cover levels at rainwater pipes and/or the falls to the silt trap. – Adjusted and attached.
8. Please make it clear on the drawing that S1 is a silt trap and clarify whether it is a 450 or 460 diameter. (Plan drawing and detail are labelled differently.) – Adjusted and attached.

Kind Regards

Sarah Burrow

Sent: 25 October 2019 09:22

To: Land Drainage

Subject: Planning Consultation on Y/93/19/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: Y/93/19/DOC

Registered: 22-OCT-19

Site Address: Normandie Church Lane Yapton BN18 0EH

Description of Works: Approval of details reserved by condition imposed under ref Y/47/19/HH relating to Condition No 4 - proposed surface water drainage.

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 have any comments to make, these should be sent **by replying to this email** by 8th November 2019.

www.arun.gov.uk/planning

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.

The officer dealing with this application is Amber Willard who can be contacted on telephone number 01903 737500 x37445.

Thanking you in anticipation

Planning Case Officer
Arun District Council

post_con_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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