

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: hda projects [REDACTED]
Sent: 01 November 2021 09:51
To: Richard Sherman <Richard.Sherman@arun.gov.uk>
Subject: RE: AL/105/21/HH - April Cottage, Lidsey Road pre-commencement drainage condition

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Richard Sherman
Planning Officer
Arun District Council

Dear Mr Sherman
AL/105/21/HH - April Cottage, Lidsey Road

Further to your voice and email messages, we can confirm our clients agreement to an extension of time to the 3rd November.

We can also confirm agreement to a pre-commencement drainage condition.

We would note this is an existing domestic property, with existing surface water drainage system serving existing eaves gutters. The proposed extension surface water drainage will be compliant with Approved Document H of the Building Regulations.

The Environment Agency flood map for Planning submitted with this application, indicates location in flood zone 1, with an area with a low probability of flooding.

Kind regards
Bill Matthews

hda projects

architectural services, technologists and building design consultants

St Johns House, St John Street, Chichester, West Sussex. PO19 1UU

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From: Richard Sherman
Sent: 29 October 2021 15:44
To: hda projects
Subject: AL/105/21/HH - April Cottage, Lidsey Road

Dear Mr Matthews,

I am emailing you further to the voicemail I have just left for you today.

Re. your application for Replacement roof with raised ridge and dormers together with rear extension at the above address.

I am afraid we still cannot determine this application yet as we require a pre-commencement drainage condition to be agreed so we require a further Extension of Time (EOT).

We have received comments from our Engineers (Drainage) who have requested a condition. This is pre commencement and as such it has to be agreed. Their comments are:

Engineers Comments Regarding Surface Water Drainage

The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. Infiltration must be fully investigated.

The applicant is to be made aware that our mapping indicate a foul water sewer running through the rear garden of the property.

If you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

PCENG D2

"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 event plus 40% on stored volumes (allowance for climate change) 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 storm event plus 40% on stored volumes. 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 [Drainage Planning Consultations](#) | Arun District Council on Arun District Councils website. A surface water drainage checklist is available on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

Therefore please can you confirm that you agree or not to this condition? Please can you do this ASAP by Monday 1st November 2021 please? If you can agree by this date then we can limit the date for requirement of another Extension of Time (EOT) to Wednesday 3rd November 2021.

If you are not able to confirm the drainage condition by the 1st November then we will have to extend the date for the EOT to 2 days after the date we have received confirmation from you for this condition so it would potentially have to be up until 10th November.

Therefore please can you email me back to confirm you agree or not to the drainage condition by the 1st November and also therefore agree to an EOT to the 3rd November 2021?

Thanks

Regards

Richard Sherman

Richard Sherman

GIS, Monitoring and Consultation Officer,
Planning Policy Department

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