

Application Ref: AL/52/21/HH

Site Address

**10 St Richards Road
Westergate
Aldingbourne
PO20 3RD**

This response is to clear condition 3 of the above application and as stated below.

Condition 3

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.*

Response

The existing footprint of the dwelling is 57m² and will be increased by the proposal to 78m². This gives an increased footprint of 21m² which it is proposed to be dealt with by connecting the rainwater discharge from the extension into 2 new soakaway pits one to the front and one to the rear of the property. Both new soakaways will be a minimum of 1.0m cubed and filled with "Aqua Cell" or similar storage crates set a minimum of 5m from any structure.

This should therefore satisfy the requirements of the condition stated above and is in accordance with ADH.

We feel that as the amount of extension is not of any great area there should be no need for any Winter monitoring to be undertaken and feel that this response statement gives sufficient information to enable you to discharge Condition 3 of the above stated application.